

Mrs Fiona Jones
Cameron Jones Planning
3 Elizabeth Gardens
Ascot
SL5 9BJ

Letter Printed 11 August 2020

FOR DECISION DATED
11 August 2020

Dear Sir/Madam

The Town and Country Planning Act 1990, (as amended)
Decision Notice

Application: 20/1680/HOT
Your ref: 5 Abercorn Mews HOT
Our ref: DC/HEL/20/1680/HOT
Applicant: Dr Vanessa Ginn
Agent: Mrs Fiona Jones

WHEREAS in accordance with the provisions of the Town and Country Planning Act 1990 and the orders made thereunder, you have made an application received on **19 June 2020** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

5 Abercorn Mews Richmond TW10 6BY

for

Replacement French door to rear dormer roof extension and installation of a glazed balcony screen to roof of outrigger to facilitate use of roof to outrigger as roof terrace.

NOW THEREFORE WE THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF RICHMOND UPON THAMES acting by the Council of the said Borough, the Local Planning Authority HEREBY GIVE YOU NOTICE pursuant to the said Act and the Orders made thereunder that permission to develop the said land in accordance with the said application is hereby **REFUSED** subject to the reasons and informatives summarised and listed on the attached schedule.

Yours faithfully



Robert Angus
Head of Development Management

SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 20/1680/HOT

APPLICANT NAME

Dr Vanessa Ginn
5, Abercorn Mews
Richmond
TW10 6BY

AGENT NAME

Mrs Fiona Jones
3 Elizabeth Gardens
Ascot
SL5 9BJ

SITE

5 Abercorn Mews Richmond TW10 6BY

PROPOSAL

Replacement French door to rear dormer roof extension and installation of a glazed balcony screen to roof of outrigger to facilitate use of roof to outrigger as roof terrace.

SUMMARY OF REASONS AND INFORMATIVES

REASONS

U0086011	Reason for refusal- Design
U0086010	Reason for refusal- Amenity

INFORMATIVES

U0044842	Decision Drawing Nos.
U0044841	NPPF REFUSAL- Para. 38-42

DETAILED REASONS AND INFORMATIVES

DETAILED REASONS

U0086011 Reason for refusal- Design

The proposed glazed screen to roof of outrigger, by reason of its combined siting and unsympathetic use of material, would result in an incongruous and unsympathetic form of development to the detriment of the appearance of the host dwelling, the terrace row that it forms a part of and thus failing to preserve or enhance the setting, character and appearance of the conservaiton area. As such the scheme fails to address the aims and objectives of, in particular, policies LP1 and LP3 of the Local Plan (2018) and the Supplementary Planning Document 'House Extensions and External Alterations'.

U0086010 Reason for refusal- Amenity

The use of roof of the outrigger as a roof terrace by reasons of its siting provides a substantial platform allowing for greater levels of overlooking into the rear gardens and rear habitable rooms of, in particular, Nos. 4-16 Princes Road resulting in harmful overlooking and actual and perceived loss of privacy for the occupiers of these properties. As such the scheme fails to address the aims and objectives of, in particular, policy LP8 of the Local Plan (2018) and the Supplementary Planning Document 'House Extensions and External Alterations'.

DETAILED INFORMATIVES

U0044842 Decision Drawing Nos.

For the avoidance of doubt, the drawings to which this decision refers to are as follows:

4G; 5G; 6G; 7G; Planning and Heritage Statement received on 19/06/20

U0044841 NPPF REFUSAL- Para. 38-42

In accordance with paragraphs 38-42 of the National Planning Policy Framework, Richmond upon Thames Borough Council takes a positive and proactive approach to the delivery of sustainable development, by:

- o Providing a formal pre-application service
- o Providing written policies and guidance, all of which is available to view on the Council's website
- o Where appropriate, negotiating amendments to secure a positive decision
- o Determining applications in a timely manner.

In this instance:

- o The applicants did not seek formal pre-application advice, and the scheme was found to be contrary to policy and guidance, and subsequently refused. The Council is ready to enter into discussions to advise the applicants of relevant policy and guidance; and where possible assist in the preparation of a new planning permission.

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION
20/1680/HOT

HOT Applications

Making an Appeal – Summary Guidance

Whether to appeal

If the Local Planning Authority (LPA) turn down your application, you should look carefully at the reasons why they turned it down before you make an appeal. You should speak to the LPA to see if you can sort out the problem - perhaps by changing your proposal. An appeal should only ever be a last resort.

Type of appeal

Refusal of permission for HOT applications – this type of appeal is appropriate for domestic alterations and extensions and any ancillary development in the garden. It is not appropriate for alterations to flats.

Appeal time

Within 12 weeks of the date of this notice.

Who can appeal

The applicant or their agent may lodge an appeal

The appeals process

Appeals must be made

- Online at www.planninginspectorate.gov.uk, or
- Using a form which you can get from Initial Appeals, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

It will be expected that all appeal documentation will be submitted electronically.

The Planning Inspectorate (on behalf of the Secretary of State) will determine the appeal procedure to be followed. Normally this will proceed by way of the Householder Appeal Service which will rely solely on information submitted at application stage. The Council will send copies of any letters of objection or support they received when considering your application. Further submissions or statements will not be accepted by the Planning Inspectorate.

Your householder appeal will be decided by a Planning Inspector. He/she will consider all the application documents and grounds of appeal and also make an unaccompanied visit to the appeal site. You may be required to provide access to the site for the Inspector.

Appeal decision

80% of householder appeal decisions will be issued within 8 weeks from the start date of the appeal.

Further information available from:

The Planning Inspectorate –

Website www.planninginspectorate.gov.uk

Email enquiries@pins.gsi.gov.uk

Telephone 0303 444 5000

London Borough of Richmond Upon Thames -

Website www.richmond.gov.uk/planning

Email planningappeals@richmond.gov.uk

Telephone 020 8891 1411 for advice