

Mr Robin McGuinness
Rob McGuinness
15 Raymead Close
Fetcham
Leatherhead
KT22 9LU
England

Letter Printed 18 August 2020

FOR DECISION DATED
18 August 2020

Dear Sir/Madam

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

Application: 20/1770/HOT
Your ref: Revised Larkfield Road
Our ref: DC/AMU/20/1770/HOT
Applicant: Mr & Mrs Jon & Karla Niblett
Agent: Mr Robin McGuinness

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 **29 June 2020** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

13 Larkfield Road Richmond TW9 2PG

for

Ground floor side/rear extension. First floor rear extension. Alterations/re-cladding of the existing second floor rear dormer. Replacement window and door on side elevation.

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

A handwritten signature in black ink, appearing to read 'R. Angus', with a long horizontal flourish extending to the right.

Robert Angus
Head of Development Management

SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 20/1770/HOT

APPLICANT NAME

Mr & Mrs Jon & Karla Niblett
13, Larkfield Road
Richmond
TW9 2PG

AGENT NAME

Mr Robin McGuinness
15 Raymead Close
Fetcham
Leatherhead
KT22 9LU
England

SITE

13 Larkfield Road Richmond TW9 2PG

PROPOSAL

Ground floor side/rear extension. First floor rear extension. Alterations/re-cladding of the existing second floor rear dormer. Replacement window and door on side elevation.

SUMMARY OF REASONS AND INFORMATIVES

REASONS

U0086333	Refusal - Design
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INFORMATIVES

U0045024	Decision Documents
U0045023	NPPF REFUSAL - Para. 38-42

DETAILED REASONS AND INFORMATIVES

DETAILED REASONS

U0086333 Refusal - Design

The proposed replacement copper cladding for the existing roof dormer, by reason of its combined siting and proposed materials, would result in a visually intrusive and unsympathetic form of development which will negatively impact the host property and visual continuity of the roofscape along the row, and thus fail to preserve or enhance the setting, character and appearance of the conservation area. As such the proposal fails to comply with, in particular, with policies LP1 and LP3 of the Local Plan (2018) and Supplementary Planning Document: 'House Extensions and External Alterations' for roof extensions.

DETAILED INFORMATIVES

U0045024 Decision Documents

For the avoidance of doubt the Drawing(s) No(s) to which this decision refers are as follows:-

110; 111.1; 112; 113.1; Location Plan; Design and Access Statement; Application Form, received by Council 29th June 2020.

U0045023 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
20/1770/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