

Duncan O'Kelly  
Duncan O'Kelly Partnership  
Garden House Studio  
Eartham  
Chichester  
PO18 0LS

Letter Printed 24 February 2021

**FOR DECISION DATED**  
24 February 2021

Dear Sir/Madam

**Planning (Listed Buildings and Conservation Areas) Act 1990  
Decision Notice**

**Application:** 20/3775/LBC  
**Your ref:** Leyden House  
**Our ref:** DC/KEM/20/3775/LBC  
**Applicant:** Mr and Mrs Ronan O'Kelly  
**Agent:** Duncan O'Kelly

**WHEREAS** in accordance with the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 and any orders and Regulations made thereunder, you have made an application received on **30 December 2020** and illustrated by plans for Listed Building Consent for works at:

**Leyden House Thames Bank Mortlake London**

for

**Replacement timber frame slim-lite double glazed windows on upper floors.**

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 any Orders and regulations made thereunder that consent is hereby **REFUSED** for the reason(s) summarised and listed on the attached schedule.

Yours faithfully

Robert Angus  
Head of Development Management

# SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 20/3775/LBC

## APPLICANT NAME

Mr and Mrs Ronan O'Kelly  
Leyden House  
Thames Bank  
Mortlake  
London  
SW14 7QR

## AGENT NAME

Duncan O'Kelly  
Garden House Studio  
Eartham  
Chichester  
PO18 0LS

## SITE

Leyden House Thames Bank Mortlake London

## PROPOSAL

Replacement timber frame slim-lite double glazed windows on upper floors.

## SUMMARY OF REASONS AND INFORMATIVES

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### REASONS

U0096005	Reason for Refusal
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### INFORMATIVES

U0049362	NPPF REFUSAL- Para. 38-42
U0049361	Decision Drawing Numbers

# DETAILED REASONS AND INFORMATIVES

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## DETAILED REASONS

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### **U0096005 Reason for Refusal**

The proposals by reason of combined inappropriate siting, design and use of double glazed units would result in an unsympathetic and incongruous form of alteration that fails to preserve or enhance the historical and architectural integrity of the host Grade II Listed Building to the detriment of the setting, character and appearance of the conservation area. In the absence of any public benefits to outweigh the harm to the designated heritage asset, the proposals are therefore contrary to, in particular, Policies LP1 and LP3 of the Local Plan and following SPD/SPG's; House Extensions and External Alterations and Conservation Area 33 - Mortlake Study & Statement and the NPPF.

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## DETAILED INFORMATIVES

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### **U0049362 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. The Council's recommendations for amendments were not followed, and therefore the application was 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.

### **U0049361 Decision Drawing Numbers**

For the avoidance of doubt the Drawing(s) No(s) to which this decision refers are as follows:- Location Plan, P.04, P.05, S.05, Q249-J028-A, Q249-J028-B, Q249-J028-D & Q249-J028-E received on 30.12.2020.

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION  
20/3775/LBC

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# **LBC 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:**

Listed Building Consent Application

### **Appeal time:**

Within six months of the date of the council's decision letter.

### **Who can appeal?**

The applicant or their agent may lodge an appeal.

### **The right of appeal:**

You can appeal against the council's decision:

- If you applied to the Local Planning Authority and they:
  - Refused permission;
  - Gave permission but with conditions you think are inappropriate;
  - Haven't approved the details of a scheme which they or the Secretary of State have already given outline planning permission for or;
  - Have approved the details of a scheme but with conditions you think are inappropriate or unreasonable.
- If the LPA rejected a proposal arising from a condition or limitation on a planning permission.
- If the LPA don't decide your application within the time allowed. Normally the time allowed is eight weeks from when they accept your application.
- If the LPA told you they needed more information before they could decide your outline planning application, but you do not want to supply this.

You will make your appeal to the Department for Communities and Local Government of which the Planning Inspectorate is a part. Most are decided by specialist officers in the Planning Inspectorate. Only the person or business applying for consent to display an advertisement may appeal. If the council issues a discontinuance notice, only those on whom the notice is served may appeal.

### **The appeal process:**

Appeals must be made

- Online at [www.planninginspectorate.gov.uk](http://www.planninginspectorate.gov.uk), or
- 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 process is fully documented on the website of the Planning Inspectorate [www.planninginspectorate.gov.uk](http://www.planninginspectorate.gov.uk), however in summary there are three main types of appeal:

#### **Written procedure:**

Written evidence is considered from the applicant/agent/business and the council. The council will send copies of any letters of objection or support they received when considering your application. Within six weeks of the Inspectorate receiving your appeal forms the council will send a copy of their statement to the Inspectorate. You must make any comment on these within three weeks.

#### **Hearing procedure:**

Hearings allow you and the council to exchange views and discuss your appeal. Before the hearing the council will send a copy of their statement to you and the Inspectorate. You can comment on their statement in writing otherwise the Inspectorate will treat the reasons given in your appeal form as the basis of your case for discussion.

Hearings are usually held in council offices. The Inspector leads the discussion and invites the people involved to put their points across. The Inspector will visit the site unaccompanied before the hearing and will make a further accompanied visit as part of the hearing.

**Inquiry procedure:**

Inquiries are normally for large-scale applications. A public inquiry is a formal procedure in which both parties have legal representation.

**Making your views known on someone else's appeal:**

The LPA will notify anyone who took part in the consultations when you first applied for permission that you are appealing. For appeals decided by hearing or inquiry the LPA will tell interested people when and where this will be and let them know that they can attend. The Inspectorate will also take account of the views of certain groups who have a right to comment, for example, owners of a site, local amenity groups and so on.

**Costs:**

Normally you and the council will pay for your own expenses in an appeal. You can only claim costs when you can show that the council have behaved in an unreasonable way causing unnecessary expense.

**Who to contact?**

The Planning Inspectorate

Website [www.planninginspectorate.gov.uk](http://www.planninginspectorate.gov.uk)

Email [enquiries@pins.gsi.gov.uk](mailto:enquiries@pins.gsi.gov.uk)

Telephone 0303 444 5000

Write to Initial Appeals, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN

London Borough of Richmond upon Thames

Website [www.richmond.gov.uk/planning](http://www.richmond.gov.uk/planning)

Email [planningappeals@richmond.gov.uk](mailto:planningappeals@richmond.gov.uk)

Telephone 020 8891 1411 for advice

Write to The Appeals Officer, Development Control, Civic Centre, 44 York Street, Twickenham TW1 3BZ