

**Environment Directorate / Development Management**

Web: [www.richmond.gov.uk/planning](http://www.richmond.gov.uk/planning)  
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Deborah Jackson  
Deborah Jackson Architects  
41 Baddlesmere Road  
Whitstable  
CT5 2LB

Letter Printed 13 April 2021

**FOR DECISION DATED**  
13 April 2021

Dear Sir/Madam

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

**Application:** 21/0529/HOT  
**Your ref:** 2012 8 First Cross  
**Our ref:** DC/MTU/21/0529/HOT  
**Applicant:** Mr CALUM MACKENZIE  
**Agent:** Deborah Jackson

**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 **16 February 2021** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

**8 First Cross Road Twickenham TW2 5QA**

for

**partial demolition of existing first floor extension, new first floor extension & new rooflights**

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 21/0529/HOT

## APPLICANT NAME

Mr CALUM MACKENZIE  
8, First Cross Road  
Twickenham  
TW2 5QA

## AGENT NAME

Deborah Jackson  
41 Baddlesmere Road  
Whitstable  
CT5 2LB

## SITE

8 First Cross Road Twickenham TW2 5QA

## PROPOSAL

partial demolition of existing first floor extension, new first floor extension & new rooflights

## SUMMARY OF REASONS AND INFORMATIVES

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### REASONS

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U0098650	Reason for Refusal - Design
U0098651	Reason for Refusal - Amenity

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### INFORMATIVES

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U0050453	Drawings
U0050454	NPPF REFUSAL - Para. 38-42

## DETAILED REASONS AND INFORMATIVES

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### DETAILED REASONS

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#### **U0098650 Reason for Refusal - Design**

The proposed first floor extension, by reason of overall size and excessive bulk would have a significant detrimental impact to the character of the host property, the designation of the property as a Building of Townscape Merit and the wider Conservation Area, contrary to Section 72 of the Planning (Listed buildings and Conservation Areas) Act 1990, Paragraphs 193-197 of the NPPF and Policies LP1, LP3 and LP4 of the Local Plan.

#### **U0098651 Reason for Refusal - Amenity**

The proposed first floor extension would adversely impact upon neighbouring amenity at no. 7 First Cross Road, in terms of appearing overbearing, creating a sense of enclosure and causing a loss of light and outlook, contrary to Policy LP8 of the Local Plan.

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### DETAILED INFORMATIVES

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#### **U0050453 Drawings**

For the avoidance of doubt the Drawing(s) No(s) to which this decision refers are as follows:- Site Location Plan, 2102/01 and 2102/03 received on 16/02/2021

#### **U0050454 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.

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION  
21/0529/HOT

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# **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](http://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](http://www.planninginspectorate.gov.uk)

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

Telephone 0303 444 5000

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