

Environment Directorate / Development Management

Web: www.richmond.gov.uk/planning
Email: envprotection@richmond.gov.uk
Tel: 020 8891 1411
Textphone: 020 8891 7120



Adam Hargreaves
dRAW Architecture
340 Old York Road
London
SW18 1SS
United Kingdom

Letter Printed 15 April 2021

FOR DECISION DATED
15 April 2021

Dear Sir/Madam

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

Application: 21/0679/HOT
Your ref: 141 Queens Road GF Extension
Our ref: DC/JSI/21/0679/HOT
Applicant: Mr & Mrs Archibald
Agent: Adam Hargreaves

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

141 Queens Road Teddington TW11 0LZ

for

Erection of single storey ground floor extension to rear of property. Internal and external alterations including to windows. Some demolition to facilitate the works

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 21/0679/HOT

APPLICANT NAME

Mr & Mrs Archibald
141, Queens Road
Teddington
TW11 0LZ

AGENT NAME

Adam Hargreaves
340 Old York Road
London
SW18 1SS
United Kingdom

SITE

141 Queens Road Teddington TW11 0LZ

PROPOSAL

Erection of single storey ground floor extension to rear of property. Internal and external alterations including to windows. Some demolition to facilitate the works

SUMMARY OF REASONS AND INFORMATIVES

REASONS

U0098802	Reason for refusal - Trees
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INFORMATIVES

U0050334	Decision drawings
U0050333	NPPF Refusal - paras 38-42

DETAILED REASONS AND INFORMATIVES

DETAILED REASONS

U0098802 Reason for refusal - Trees

In the absence of a sufficiently detailed and accurate BS5837:2012 Tree Survey and Arboricultural Impact Assessment, the application fails to demonstrate that the protected tree on site would not be harmed as a result of the development, to the detriment of the visual amenities of the area. As such, the application fails to comply with Policies LP1, LP8 and LP16 of the Local Plan (2018) and the Council's Hampton Wick and Teddington Village Planning Guidance SPD (June 2017).

DETAILED INFORMATIVES

U0050334 Decision drawings

For the avoidance of doubt, the drawing nos. to which this decision relates are as follows: AIA 01, TPP 01, 101, 101 P1, 201, 201 P1, 301, 301 P1, 302, 302 P1, Site Location Plan received 25/02/2021.

U0050333 NPPF Refusal - paras 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
21/0679/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