

**Environment Directorate / Development Management**

Web: [www.richmond.gov.uk/planning](http://www.richmond.gov.uk/planning)  
Email: [envprotection@richmond.gov.uk](mailto:envprotection@richmond.gov.uk)  
Tel: 020 8891 1411  
Textphone: 020 8891 7120



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

Letter Printed 30 June 2021

**FOR DECISION DATED**  
30 June 2021

Dear Sir/Madam

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

**Application:** 21/1642/HOT  
**Your ref:** 19 Model Cottages SW14 7PH  
**Our ref:** DC/SJH/21/1642/HOT  
**Applicant:** Mr Paul Marks  
**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 **10 May 2021** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

**19 Model Cottages East Sheen London SW14 7PH**

for

**New fenestration and doors, rearrangement of the front garden to move the parking bay, demolition of rear conservatory and addition of new roof to rear courtyard**

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 21/1642/HOT

## APPLICANT NAME

Mr Paul Marks  
19, Model Cottages  
East Sheen  
London  
SW14 7PH

## AGENT NAME

Mrs Fiona Jones  
3 Elizabeth Gardens  
Ascot  
SL5 9BJ

## SITE

19 Model Cottages East Sheen London SW14 7PH

## PROPOSAL

New fenestration and doors, rearrangement of the front garden to move the parking bay, demolition of rear conservatory and addition of new roof to rear courtyard

## SUMMARY OF REASONS AND INFORMATIVES

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### REASONS

U0104075	Trees and Heritage
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### INFORMATIVES

U0052497	Decision Drawing Numbers
U0052498	NPPF REFUSAL PARAS 38-42

# DETAILED REASONS AND INFORMATIVES

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## DETAILED REASONS

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### **U0104075      Trees and Heritage**

In the absence of an existing and proposed site plan illustrating sufficient landscaping information and in the absence of an arboricultural impact assessment, the application has failed to demonstrate that the relocation of the parking space and alterations to front garden landscaping will not result in loss of trees and harm to the significance, character and appearance of the Conservation Area and the significance of the Locally Listed Building. The proposal fails to comply with the NPPF, Local Plan policies LP1, LP3, LP4 and LP16 and Supplementary Planning Documents on BTMs and Transport, as supported by the Model Cottages Conservation Area Statement and Study.

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## DETAILED INFORMATIVES

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### **U0052497      Decision Drawing Numbers**

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

1786 01 202 E REV A; 1786 10 202 E REV A and 1786 10 302 S REV B received on 17 May 2021

1786 10 101 P; 1786 10 100-B; 1786 10 301 S ; 1786 10 200 E; 1786 10 100 P ; 1786 10 302 ; 1786 10 303; 1786 10 300 S ; 1786 10 201 E ;  
1786 00 050 P ; 1786 00 051 P; 1786 01 301 S ; 1786 01 200 E; 1786 01 100 P ; 1786 01 101 P and 1786 01 300 S ; 1786 01 201 E received on 10 May 2021

1786\_00\_051 received on 12 May 2021

### **U0052498      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 seek formal pre-application advice, however, the Council's recommendations were not followed, and the scheme was found to be contrary to policy and guidance, and therefore the application was subsequently refused. The Council is ready to enter into discussions, through the Council's formal pre-application service, to advise the applicants of relevant policy and guidance; and where possible assist in the preparation of a new planning permission. More information on the pre-application service and relevant fees can be found online at [www.richmond.gov.uk/pre-application\\_for\\_developers](http://www.richmond.gov.uk/pre-application_for_developers).

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION  
21/1642/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