

Mr Darren Holmes  
D.H. Design & Build Ltd  
Heathview  
35 New Haw Road  
New Haw  
Surrey  
KT15 2BZ

Letter Printed 30 June 2021

**FOR DECISION DATED**  
30 June 2021

Dear Sir/Madam

**The Town and Country Planning Act 1990, (as amended)**  
**The Town And Country Planning (General Permitted Development) (England)**  
**Order 2015 (as Amended)**  
**The Town and Country Planning (Development Management Procedure)**  
**(England) Order 2015**

**Application:** 21/1658/PS192  
**Your ref:** 66 Rectory Grove, Hampton, Mi...  
**Our ref:** DC/EMC/21/1658/PS192  
**Applicant:** Mr & Mrs N Keene  
**Agent:** Mr Darren Holmes

In pursuance of their powers under the above mentioned Act and Order, the LONDON BOROUGH OF RICHMOND UPON THAMES ("The Council") as Local Planning Authority **HEREBY REFUSE** your application received on 11 May 2021 for a Certificate of Lawful use or Development under Section 192 of the Act relating to:

**66 Rectory Grove Hampton TW12 1EE**

for

**This application is for the erection of a single storey flat roof rear extension (brick and block cavity construction).**

The grounds for the Council's decision are subject to the reasons and informatives overleaf.

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 21/1658/PS192

## APPLICANT NAME

Mr & Mrs N Keene  
66, Rectory Grove  
Hampton  
Middlesex  
TW12 1EE

## AGENT NAME

Mr Darren Holmes  
Heathview  
35 New Haw Road  
New Haw  
Surrey  
KT15 2BZ

## SITE

66 Rectory Grove Hampton TW12 1EE

## PROPOSAL

This application is for the erection of a single storey flat roof rear extension (brick and block cavity construction).

## SUMMARY OF REASONS AND INFORMATIVES

---

### REASONS

U0104119	Reason for refusal
----------	--------------------

---

### INFORMATIVES

U0052153	S192 Decision Drawings
----------	------------------------

# DETAILED REASONS AND INFORMATIVES

---

## DETAILED REASONS

---

### **U0104119 Reason for refusal**

This proposal CONSTITUTES DEVELOPMENT within the meaning of Section 55 of the Town and Country Planning Act 1990, and a planning application IS REQUIRED. The height of the flat roof rear extension would exceed the height of the eaves of the existing dwelling house. The proposal would also result in the alteration to the roof at the rear of the dwelling house. As such, the proposal does not comply with Class A (d) and Class A (k) of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 and any subsequent legislative amendments.

---

## DETAILED INFORMATIVES

---

### **U0052153 S192 Decision Drawings**

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

001 Existing floor and roof plans  
002 Existing elevations  
003 Proposed floor and roof plans  
004 Proposed elevations  
DHD-21-540 Block Plan  
DHD-21-540 Block Plan - Proposed  
DHD-21-540 Location Plan  
all received on 11 May 2021.

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION  
21/1658/PS192

---

### **NOTES:**

- 1. If you are aggrieved by the decision of the Council to refuse an application for a certificate under Sections 191 and 192 of the Town and Country Planning Act 1990 (as amended) or to refuse in part you may appeal to the Secretary of State under Section 195 of the Act (as amended).**
- 2. Notices of appeal must be submitted online at [www.planninginspectorate.gov.uk](http://www.planninginspectorate.gov.uk) or in writing to Initial Appeals, The Planning Inspectorate, Temple Quay House, 2 The Square, Bristol BS1 6PN or in Wales to the Secretary of State for Wales, Cathays Park, Cardiff CF1 3NQ. Copies of all relevant documents, including the application, the notice of decision and all plans, drawings and correspondence must be supplied to the Secretary of State.**
- 3. You are advised to consult the brief official guide to the applications and appeals, published by the department of the Environment and the Welsh Office from which the appeal forms may also be obtained on request.**