

**Environment Directorate / Development Management**

Web: [www.richmond.gov.uk/planning](http://www.richmond.gov.uk/planning)  
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Amrita Panesar  
Aldern Bridge Logdge  
Newbury  
RG204HQ  
United Kingdom

Letter Printed 1 July 2021

**FOR DECISION DATED**  
1 July 2021

Dear Sir/Madam

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

**Application:** 21/1118/HOT  
**Your ref:** 70 Westfields Avenue  
**Our ref:** DC/AMU/21/1118/HOT  
**Applicant:** Mr Amin  
**Agent:** Amrita Panesar

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

**70 Westfields Avenue Barnes London SW13 0AU**

for

**Alterations to front elevation treatment, replacement windows, raising of street facing parapet wall. Increase height of part of outrigger. Addition of second floor. Single storey side/rear extension. Creation of new access to rear wall.**

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 21/1118/HOT

## APPLICANT NAME

Mr Amin  
70 Westfields Avenue  
Barnes  
London  
SW13 0AU

## AGENT NAME

Amrita Panesar  
Aldern Bridge Logdge  
Newbury  
RG204HQ  
United Kingdom

## SITE

70 Westfields Avenue Barnes London SW13 0AU

## PROPOSAL

Alterations to front elevation treatment, replacement windows, raising of street facing parapet wall. Increase height of part of outrigger. Addition of second floor. Single storey side/rear extension. Creation of new access to rear wall.

## SUMMARY OF REASONS AND INFORMATIVES

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### REASONS

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U0104137	Reason for Refusal - Design
U0104136	Reason for Refusal - Amenity

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### INFORMATIVES

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U0052533	Decision Drawings
U0052526	NPPF REFUSAL - Para. 38-42

## DETAILED REASONS AND INFORMATIVES

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### DETAILED REASONS

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#### **U0104137 Reason for Refusal - Design**

The proposed second floor extension and associated alterations, by reason of its combined siting, design, bulk, massing and proposed materials including large framed fenestration, and loss of original features on the front facade and eaves to rear, would result in a visually intrusive, dominant and unsympathetic form of development which will negatively impact the appearance of the host property, and thus fail to preserve or enhance the setting, character and appearance of the conservation area. As such the proposal fails to comply with, in particular, with policies LP1 and LP3 of the Local Plan (2018) and Supplementary Planning Document: 'House Extensions and External Alterations'.

#### **U0104136 Reason for Refusal - Amenity**

The increased height of the side extension and the rear extension, by virtue of their combined siting, height and depth, results in an overbearing and visually intrusive form of development which fails to safeguard residential amenities of nearby occupants, in particular causing an unacceptable sense of enclosure for the occupiers of both No.68 on the western elevation, and No.72 on the eastern elevation. The scheme fails to comply with, in particular, Policy LP 8 of the Local Plan (2018) and the House Extensions and External Alterations Supplementary Planning Guidance.

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### DETAILED INFORMATIVES

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#### **U0052533 Decision Drawings**

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

02; 03; 04; 06; 08; Front Elevations as Proposed; Side Elevation - existing/proposed; and Application Form, received 29th March 2021.

07; 011; Side Elevation - Existing & Proposed, received 16th April 2021.

Laneway Elevation Existing/Proposed; Rear Elevation Existing/Proposed, 10th May 2021.

#### **U0052526 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, no revisions were included from the previous refusal, 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  
21/1118/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