

**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  
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Mr Benjamin Smith  
Ben Smith Architecture  
106 Grand Union Studios  
332 Ladbroke Grove  
London  
W10 5AD  
UK

Letter Printed 2 July 2021

**FOR DECISION DATED**  
2 July 2021

Dear Sir/Madam

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

**Application:** 21/0921/HOT  
**Your ref:** St Mary's Grove Garage Wing  
**Our ref:** DC/AMU/21/0921/HOT  
**Applicant:** Curle  
**Agent:** Mr Benjamin Smith

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

**9 St Marys Grove Barnes London SW13 0JA**

for

**Removal of existing car port and construction of two storey side/front extension. Installation of screening to first floor side/rear to facilitate creation of a roof terrace. Installation of glass balustrade to rear bay window parapet to form a roof terrace.**

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 21/0921/HOT

## APPLICANT NAME

Curle  
9, St Marys Grove  
Barnes  
London  
SW13 0JA

## AGENT NAME

Mr Benjamin Smith  
106 Grand Union Studios  
332 Ladbroke Grove  
London  
W10 5AD  
UK

## SITE

9 St Marys Grove Barnes London SW13 0JA

## PROPOSAL

Removal of existing car port and construction of two storey side/front extension.  
Installation of screening to first floor side/rear to facilitate creation of a roof terrace.  
Installation of glass balustrade to rear bay window parapet to form a roof terrace.

## SUMMARY OF REASONS AND INFORMATIVES

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### REASONS

U0104241	Reason for Refusal - Design/Heritage
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### INFORMATIVES

U0052554	NPPF REFUSAL - Para. 38-42
U0052550	Decision Drawings

# DETAILED REASONS AND INFORMATIVES

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## DETAILED REASONS

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### **U0104241 Reason for Refusal - Design/Heritage**

The proposed two-storey side/front extension, by reason of its combined siting, width, height, lack of setback from front elevation and set in from side boundary and the proposed roof terraces by reason of their siting, design and use of inappropriate form of enclosure results in an incongruous and unsympathetic form of development that adversely impacts on the setting, character and appearance of the host Building of Townscape Merit and the nearby Buildings of Townscape Merit 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, LP3 and LP4 of the Local Plan (2018) and Supplementary Planning Document: 'House Extensions and External Alterations'.

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## DETAILED INFORMATIVES

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### **U0052554 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. 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).

### **U0052550 Decision Drawings**

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

PD10; PD11; PD12; PD13; 008\_SD10; 008\_SD11; Site Plan; and Application Form, received 15th March 2021.

008\_SD12A; 008\_SD13A; 008\_SD14A; received 14th April 2021.

PD14A, received 7th May 2021.

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION  
21/0921/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