

Environment Directorate / Development Management

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Mrs Sarah Kasparian
Bell Cornwell LLP
Unit 501 The Print Rooms
Union Street
London
SE1 0LH

Letter Printed 9 July 2021

FOR DECISION DATED
9 July 2021

Dear Sir/Madam

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

Application: 21/0587/HOT
Your ref: Householder 15 Kings Road
Our ref: DC/SGR/21/0587/HOT
Applicant: Mrs K Houser
Agent: Mrs Sarah Kasparian

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

15 Kings Road Richmond TW10 6NN

for

Demolition of existing single storey extension at lower ground floor level and construction of single storey rear extension. Revised fenestration layout to side and rear elevations at lower ground, ground and first floor levels, and roof terrace with associated screening

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 21/0587/HOT

APPLICANT NAME

Mrs K Houser
15, Kings Road
Unit 501, 164-180 Union Street
Richmond
TW10 6NN

AGENT NAME

Mrs Sarah Kasparian
Unit 501 The Print Rooms
Union Street
London
SE1 0LH

SITE

15 Kings Road Richmond TW10 6NN

PROPOSAL

Demolition of existing single storey extension at lower ground floor level and construction of single storey rear extension. Revised fenestration layout to side and rear elevations at lower ground, ground and first floor levels, and roof terrace with associated screening

SUMMARY OF REASONS AND INFORMATIVES

REASONS

U0104661	Reason for Refusal - Design and Heritage
U0104662	Reason for Refusal - Neighbour Amenity
U0104663	Reason for Refusal - Fire Safety

INFORMATIVES

U0052656	Decision Documents
U0052653	NPPF Refusal

DETAILED REASONS AND INFORMATIVES

DETAILED REASONS

U0104661 Reason for Refusal - Design and Heritage

The proposed roof terrace and associated screening, by reason of the cumulative impact of its siting, depth, design, height and materials would result in a visually intrusive and incongruous addition to the detriment of the character and appearance of the Host Building of Townscape Merit and wider Conservation Area. While this harm would be less than substantial, there are no public benefits of the proposal to outweigh this harm. The proposal is therefore contrary to the Richmond Local Plan (2018) in particular policies LP1, LP3 and LP4 and the NPPF.

U0104662 Reason for Refusal - Neighbour Amenity

The proposed roof terrace, by reason of its siting on upper floor levels will create a platform facilitating opportunities for prolonged overlooking and loss of privacy to the detriment of the amenity of neighbouring occupiers. Therefore, the proposal is in conflict with the Richmond Local Plan (2018), in particular Policy LP8 and the SPD on House Extensions and External Alterations.

U0104663 Reason for Refusal - Fire Safety

In the absence of a fire safety statement detailing the developments approach to fire safety risk, the scheme is considered to adversely impact on the safety of existing/future occupants contrary to the aims and objectives of London Plan Policy D12.

DETAILED INFORMATIVES

U0052656 Decision Documents

For the avoidance of doubt the following documents were taken into consideration in the assessment of this application:

'Original' refers to pre-commencement 18/4117/HOT

Existing refers to works approved under 18/4117/HOT

Original

- o Drawing: 002 Rev B showing Original Block Plan dated Nov 2018
- o Drawing: 003 Rev B showing Original Lower Ground Floor Plan dated Nov 2018
- o Drawing: 100 Rev B showing Original Lower Ground Floor Plan dated Nov 2018
- o Drawing: 101 Rev B showing Original Ground Floor Plan dated Nov 2018
- o Drawing: 102 Rev B showing Original First Floor Plan dated Nov 2018
- o Drawing: 103 Rev A showing Original Second Floor Plan dated Nov 2018
- o Drawing: 200 Rev B showing Original Section A-A and B-B dated Nov 2018
- o Drawing: 300 Rev A showing Original Front Elevation dated Nov 2018
- o Drawing: 301 Rev C showing Original Side (NE) Elevation dated Nov 2018
- o Drawing: 302 Rev C showing Original Rear Elevation dated Nov 2018
- o Drawing: 303 Rev C showing Original Side (SW) Elevation dated Nov 2018

Existing

- o Drawing: 001 Rev A showing Site Location Plan dated Nov 2018
- o Drawing: 050 Rev F showing Existing Block Plan dated Nov 2018
- o Drawing: 051 Rev E showing Existing Lower Ground Floor Plan dated Nov 2018
- o Drawing: 870 Rev A showing Existing Site Photos dated Jan 2021
- o Drawing: 104 Rev B showing Existing Roof Plan dated Nov 2018
- o Drawing: 150 Rev D showing Existing Lower Ground Floor Plan dated Nov 2018

- o Drawing: 151 Rev F showing existing Ground Floor Plan dated Oct 2020
- o Drawing: 152 Rev F showing Existing First Floor Plan dated Nov 2018
- o Drawing: 153 Rev F showing Existing Second Floor Plan dated Nov 2018
- o Drawing: 154 Rev E showing Existing Roof Plan dated Nov 2018
- o Drawing: 250 Rev F showing Existing Section A-A dated Oct 2020
- o Drawing: 350 Rev C showing Existing Front Elevation dated Nov 2018
- o Drawing: 351 Rev E showing Existing Side (NE) Elevation dated Oct 2018
- o Drawing: 352 Rev H showing Existing Rear Elevation dated Oct 2020

Proposed

- o Drawing: 050 Rev E showing Proposed Block Plan dated Nov 2018
- o Drawing: 1050 Rev A showing Proposed Block Plan dated Jan 2021
- o Drawing: 1051 Rev A showing Proposed Site Plan and Lower Ground Floor Plan dated Jan 2021
- o Drawing: 1150 Rev A showing Proposed Lower Ground Floor Plan dated Jan 2021
- o Drawing: 1151 Rev A showing Proposed Ground Floor Plan dated Jan 2021
- o Drawing: 1152 Rev A showing Proposed First Floor Plan dated Jan 2021
- o Drawing: 1153 Rev A showing Proposed Second Floor Plan dated Jan 2021
- o Drawing: 1154 Rev A showing Proposed Roof Plan dated Jan 2021
- o Drawing: 1250 Rev A showing Proposed Section A-A dated Jan 2021
- o Drawing: 1350 Rev A showing Proposed Front Elevation dated Jan 2021
- o Drawing: 1351 Rev A showing Proposed Side (NE) Elevation dated Jan 2021
- o Drawing: 1352 Rev A showing Proposed Rear Elevation dated Jan 2021
- o Drawing: 1353 Rev A showing Proposed (SW) Side Elevation dated Jan 2021
- o Drawing: 1354 Rev A showing Proposed Rear Elevation dated Jan 2021
- o Drawing: 1355 Rev A showing Proposed Side Elevation dated Jan 2021
- o Drawing: 353 Rev C showing Proposed Side (SW) Elevation dated Oct 2020

All received 19.02.2021

U0052653 NPPF Refusal

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:

The applicant did not seek pre-application advice and the scheme was found to be contrary to policy and guidance, and subsequently refused.

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION
21/0587/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