

Mr Timothy Godsmark
Godsmark Architecture
Unit 9, Shoreditch Town Hall
380 Old Street
London
EC1V 9LT
United Kingdom

Letter Printed 15 July 2021

FOR DECISION DATED
15 July 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: 21/1837/PS192
Your ref: Boathouse Extension
Our ref: DC/DAV/21/1837/PS192
Applicant: Mrs N Gale
Agent: Mr Timothy Godsmark

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 20 May 2021 for a Certificate of Lawful use or Development under Section 192 of the Act relating to:

Land Rear Of 33 Petersham Road Richmond

for

Construction of rear extension projecting 4 metres from the rear of the existing dwelling. Rooflights to side roof slopes. New Windows on side elevations.

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

Yours faithfully



Robert Angus
Head of Development Management

SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 21/1837/PS192

APPLICANT NAME

Mrs N Gale
10 Avenue Champaubert
Paris
75015
France

AGENT NAME

Mr Timothy Godsmark
Unit 9, Shoreditch Town Hall
380 Old Street
London
EC1V 9LT
United Kingdom

SITE

Land Rear Of 33 Petersham Road Richmond

PROPOSAL

Construction of rear extension projecting 4 metres from the rear of the existing dwelling. Rooflights to side roof slopes. New Windows on side elevations.

SUMMARY OF REASONS AND INFORMATIVES

REASONS

U0104979	Reason for Refusal
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INFORMATIVES

U0052663	Decision drawing numbers ~~
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DETAILED REASONS AND INFORMATIVES

DETAILED REASONS

U0104979 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. This is because it has not been satisfactorily proven that the existing building constitutes a dwellinghouse and consequently it has not been demonstrated that the proposed extension is eligible for permitted development rights under Schedule 2, Part 1 of the Town and Country (General Permitted Development) Order 2015 (as amended).

DETAILED INFORMATIVES

U0052663 Decision drawing numbers ~~

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

PA00, PA01, PA02, PA03, PA04, Justification Statement; received on 20 May 2021;.

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION
21/1837/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 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.**