

**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  
Textphone: 020 8891 7120



Mr Mubeen Akhtar  
Michael Jones Architects  
129 Kew Road  
Michael Jones Architects  
RICHMOND  
TW9 2PN  
United Kingdom

Letter Printed 2 August 2021

**FOR DECISION DATED**  
2 August 2021

Dear Sir/Madam

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

**Application:** 21/2038/HOT  
**Your ref:** 279 Lonsdale Road (Planning)  
**Our ref:** DC/DAV/21/2038/HOT/HOT  
**Applicant:** Mr & Mrs Marke & Nancy Raines  
**Agent:** Mr Mubeen Akhtar

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

**279 Lonsdale Road Barnes London SW13 9QB**

for

- Replacement of existing front dormer glazing with new timber frame double glazed windows to match existing and the addition of glazing to the sides of the front dormer.
- Waste & Recycle Store within the front garden.
- Replacement of existing rear dormer glazing with new timber frame double glazed windows to match existing.
- Bicycle storage shed within the rear garden.
- Creation of small dormer within the rear roof slope.
- Replacement of existing landing rooflight with new rooflight in the same location.
- Insertion of three new rooflights

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 **GRANTED** subject to the conditions 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 CONDITIONS AND INFORMATIVES FOR APPLICATION 21/2038/HOT

## APPLICANT NAME

Mr & Mrs Marke & Nancy Raines  
279, Lonsdale Road  
Barnes  
London  
SW13 9QB

## AGENT NAME

Mr Mubeen Akhtar  
129 Kew Road  
Michael Jones Architects  
RICHMOND  
TW9 2PN  
United Kingdom

## SITE

279 Lonsdale Road Barnes London SW13 9QB

## PROPOSAL

- Replacement of existing front dormer glazing with new timber frame double glazed windows to match existing and the addition of glazing to the sides of the front dormer.
- Waste & Recycle Store within the front garden.
- Replacement of existing rear dormer glazing with new timber frame double glazed windows to match existing.
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## SUMMARY OF CONDITIONS AND INFORMATIVES

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### CONDITIONS

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AT01	Development begun within 3 years
U0106349	Approved drawings
U0106350	Materials to Match
U0106351	Non-road mobile machinery
U0106352	Fire Safety Strategy
U0106353	Window obscure glazed-No openable~~

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### INFORMATIVES

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U0053264	NPPF APPROVAL - Para. 38-42
U0053262	Composite Informative

# DETAILED CONDITIONS AND INFORMATIVES

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## DETAILED CONDITIONS

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### **AT01 Development begun within 3 years**

The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

### **U0106349 Approved drawings**

The development hereby permitted shall be carried out in accordance with the following approved plans and documents, where applicable:

Drawing 1714.01.03.EXG.001, 1714.01.03.EXG.002, 1714.01.03.EXG.022, 1714.01.03.EXG.023, 1714.01.03.EXG.024, 1714.01.03.EXG.025, 1714.01.03.EXG.060, 1714.01.03.EXG.061, 1714.01.03.EXG.062, 1714.03.03.PLN.002, 1714.03.03.PLN.022, 1714.03.03.PLN.023, 1714.03.03.PLN.024, 1714.03.03.PLN.025, Fire Safety Statement, Design and Access Statement; received 07 June 2021; Flood Risk Assessment; received 09 June 2021; Email regarding materials; dated 29 July 2021; and 1714.03.03.PLN.060 A, 1714.03.03.PLN.061 A, 1714.03.03.PLN.062 A, 1714.03.03.PLN.063 ; received 30 July 2021.

REASON: To accord with the terms of the application, for the avoidance of doubt and in the interests of proper planning.

### **U0106350 Materials to Match**

No new external finishes (including fenestration), including works of making good, shall be carried out other than in materials to match the existing, unless otherwise indicated on approved drawings or within submitted application form.

REASON: To ensure that the proposed development is in keeping with the existing building(s) and does not prejudice the appearance of the locality.

### **U0106351 Non-road mobile machinery**

Non-road mobile machinery During onsite construction of any phase of development, all non-road transportable industrial equipment or vehicles which are fitted with an internal diesel powered compression ignition engine between 37 and 560KW and not intended for transporting goods or passengers on roads are required to meet Stage IIIB of EU Directive 97/68/E and be NRMM registered. Such vehicles must be run on ultra low sulphur diesel (also known as ULSD 'cleaner diesel' or 'green diesel').

"Ultra low sulphur diesel" means fuel meeting the specification within BS EN 590. Where these standards are succeeded, they should be applied when reasonable. Exemptions to these standards may be granted for specialist equipment or for equipment with alternative emission reduction equipment or run on alternative fuels. Such exemptions shall be applied for in writing to the local planning authority in advance of the use of such vehicles, detailing the reasons for the exemption being sought and clearly identifying the subject vehicles. Exemptions that are granted will be in writing and such vehicles must not be used until written exemption has been issued by the local planning authority.

No vehicles or plant to which the above emission standards apply shall be on site, at any time, whether in use or not, unless it complies with the above standards, without the prior written consent of the local planning authority.

Reason: To protect the amenity of future occupants and/or neighbours

#### **U0106352 Fire Safety Strategy**

The development must be carried out in accordance with the provisions of the Fire Safety Statement; received on 07 June 2021; unless otherwise approved in writing by the Local Planning Authority.

REASON: To ensure that the development incorporates the necessary fire safety measures in accordance with the Mayor's London Plan Policy D12.

#### **U0106353 Window obscure glazed-No openable~~**

The proposed second floor window(s) in the northern side elevation(s) of the building(s) hereby approved shall at no time be openable or glazed, otherwise than in obscured glass, below a minimum height of 1.7 metres (5'7") above the relevant floor level.

REASON: To ensure that the proposed development does not prejudice the amenities of adjoining occupiers.

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### **DETAILED INFORMATIVES**

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#### **U0053264 NPPF APPROVAL - 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 application was amended following negotiations with the Council to ensure the scheme complied with adopted policy and guidance, and a decision was made without delay.

#### **U0053262 Composite Informative**

##### **Reason for granting:**

The proposal has been considered in the light of the Development Plan, comments from statutory consultees and third parties (where relevant) and compliance with Supplementary Planning Guidance as appropriate. It has been concluded that there is not a demonstrable harm to interests of acknowledged importance caused by the development that justifies withholding planning permission.

##### **Principal Policies:**

Where relevant, the following have been taken into account in the consideration of this proposal:-

London Plan Policies:

Policy D1 - London's form, character and capacity for growth

Policy D3 - Optimising site capacity through design led approach

Policy D4 - Delivering good design

Policy D12 - Fire Safety

Policy T7 - Deliveries, servicing and construction

Local Plan Policies:

LP1  
LP3  
LP8  
LP21

Supplementary Planning Guidance:  
House Extension and External Alterations  
Village Plan - Barnes Village Planning Guidance  
Conservation areas

**Building Regulations:**

The applicant is advised that the erection of new buildings or alterations to existing buildings should comply with the Building Regulations. This permission is NOT a consent under the Building Regulations for which a separate application should be made. For application forms and advice please contact the Building Control department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411). If you alter your proposals in any way, including to comply with the Building Regulations, a further planning application may be required. If you wish to deviate in any way from the proposals shown on the approved drawings you should contact the Development Management department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411).

**Damage to the public highway:**

Care should be taken to ensure that no damage is caused to the public highway adjacent to the site during demolition and (or) construction. The Council will seek to recover any expenses incurred in repairing or making good such damage from the owner of the land in question or the person causing or responsible for the damage.

BEFORE ANY WORK COMMENCES you MUST contact the London Borough of Richmond upon Thames, 44 York Street, Twickenham TW1 3BZ, Telephone 020 8891 1411 to arrange a pre-commencement photographic survey of the public highways adjacent to and within the vicinity of the site. The precondition survey will ensure you are not charged for any damage which existed prior to commencement of your works.

If you fail to contact us to arrange a pre commencement survey then it will be assumed that any damage to the highway was caused by your activities and you will be charged the full cost of repair.

Once the site works are completed you need to contact us again to arrange for a post construction inspection to be carried out. If there is no further damage then the case will be closed. If damage or further damage is found to have occurred then you will be asked to pay for repairs to be carried out.

**Noise control - Building sites:**

The attention of the applicant is drawn to the requirements of Section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise and vibration on construction and demolition sites. Application, under section 61 of the Act for prior consent to the works, can be made to the Environmental Health department.

Under the Act the Council has certain powers to control noise from construction sites. Typically the council will limit the times during which sites are permitted to make noise that their neighbours can hear.

For general construction works the Council usually imposes (when necessary) the following limits on noisy works:-

Monday to Friday 8am to 6pm  
Saturdays 8am to 1pm  
Sundays and Public Holidays - No noisy activities allowed

Applicants should also be aware of the guidance contained in British Standard 5228;2009 - Noise and vibration control on construction and open sites.

Any enquiries for further information should be made to the Commercial Environmental Health Team, 2nd Floor Civic Centre, 44 York Street, Twickenham TW1 3AB.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION  
21/2038/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