

**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 Simon Merrony  
Simon Merrony Architects  
21A High Street  
Teddington  
TW11 8ET  
United Kingdom

Letter Printed 6 August 2021

**FOR DECISION DATED**  
6 August 2021

Dear Sir/Madam

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

**Application:** 21/2068/HOT  
**Your ref:** 23 Grove Terrace - CA HH GF R...  
**Our ref:** DC/EMC/21/2068/HOT  
**Applicant:** Mr Darryl Hughes  
**Agent:** Mr Simon Merrony

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

**23 Grove Terrace Teddington TW11 8AU**

for

**Singley storey side/rear extension & internal alterations following demolition of conservatory.**

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 21/2068/HOT

## APPLICANT NAME

Mr Darryl Hughes  
23, Grove Terrace  
Teddington  
TW11 8AU

## AGENT NAME

Mr Simon Merrony  
21A High Street  
Teddington  
TW11 8ET  
United Kingdom

## SITE

23 Grove Terrace Teddington TW11 8AU

## PROPOSAL

Singley storey side/rear extension & internal alterations following demolition of conservatory.

## SUMMARY OF REASONS AND INFORMATIVES

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### REASONS

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U0106745	Refusal - Heritage, Character & Design
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### INFORMATIVES

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U0053158	Decision Drawings
U0053157	NPPF Refusal Para 38-42

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# DETAILED REASONS AND INFORMATIVES

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## DETAILED REASONS

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### **U0106745 Refusal - Heritage, Character & Design**

The proposed rear extension by reason of its inappropriate design, scale, bulk and mass would result in an unsympathetic form of overdevelopment that would fail to harmonise with the existing Building of Townscape Merit (BTM) No. 23 Grove Terrace, or its adjoining neighbour Nos 21 Grove Terrace to the detriment of this BTM. The proposal would fail to preserve or enhance the wider Grove Conservation Area 26. The scheme is therefore contrary to, in particular, NPPF Paragraphs 199 - 203, London Borough of Richmond upon Thames Local Plan (2018) Policies LP1, LP3, LP4 and the aims and objectives in the House Extensions and Alterations SPD (2015), the Hampton Wick & Teddington Village Planning Guidance (2017) and the Character Appraisal & Management Plan Conservation Area - The Grove No. 26 (2006).

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## DETAILED INFORMATIVES

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### **U0053158 Decision Drawings**

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

#### SITE LOCATION PLAN

2021/05/P01 Proposed Site Plan

2021/05/P02 Proposed GF Plan

2021/05/P03 PROPOSED ELEVATIONS

2021/05/S01 Existing Site Plan

2021/05/S02 Existing GF Plan

2021/05/S03 Existing Elevations

All received 08 June 2021.

### **U0053157 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).

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION  
21/2068/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