

Mr Owens
11 Brook Road
london
london
london
TW1 1JE

Letter Printed 9 August 2021

FOR DECISION DATED
9 August 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: 21/1996/PS192
Your ref: 32 Brookwoods - Loft
Our ref: DC/BLE/21/1996/PS192
Applicant: Ms Adachi
Agent: Mr Owens

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

32 Brookwood Avenue Barnes London SW13 0LR

for

Hip to gable and rear dormer roof extension. Rooflights on front roof slope.

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 21/1996/PS192

APPLICANT NAME

Ms Adachi
32, Brookwood Avenue
Barnes
London
SW13 0LR

AGENT NAME

Mr Owens
11 Brook Road
london
london
london
TW1 1JE

SITE

32 Brookwood Avenue Barnes London SW13 0LR

PROPOSAL

Hip to gable and rear dormer roof extension. Rooflights on front roof slope.

SUMMARY OF REASONS AND INFORMATIVES

REASONS

U0106849	Development / Permission Required
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INFORMATIVES

U0053480	Decision Drawings
U0053501	Applicant informative

DETAILED REASONS AND INFORMATIVES

DETAILED REASONS

U0106849 Development / Permission Required

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 does not comply with criteria B.1(d) and condition B.2(a) of Class B, Part 1, Schedule 2 of the Town and Country (General Permitted Development) Order 2015 (as amended).

DETAILED INFORMATIVES

U0053480 Decision Drawings

For the avoidance of doubt the drawing numbers to which this decision refers are as follows: block plan, E01, E02, E03, E04, E05, E06, E07, P00, P01, P02, P03, P04, P05, P06, P07 received 3 June 2021.

U0053501 Applicant informative

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION
21/1996/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.**