

**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 Riccardo Fabrizio  
Tholos Architects Ltd  
Studio CA23 @ Second Floor S&A  
Casting House  
Moulding Lane  
Deptford  
SE14 6BN  
London

Letter Printed 12 August 2021

**FOR DECISION DATED**  
12 August 2021

Dear Sir/Madam

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

**Application:** 21/2067/HOT  
**Your ref:** TRAFALGAR ROAD #3  
**Our ref:** DC/JSI/21/2067/HOT  
**Applicant:** Ms Rogers  
**Agent:** Mr Riccardo Fabrizio

**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:

**14 Trafalgar Road Twickenham TW2 5EJ**

for

**Renovation of boundary wall and installation of iron fence and gate to facilitate new vehicular access. Removal of tree and creation of permeable hard standing.**

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 21/2067/HOT

## APPLICANT NAME

Ms Rogers  
14, Trafalgar Road  
Twickenham  
TW2 5EJ

## AGENT NAME

Mr Riccardo Fabrizio  
Studio CA23 @ Second Floor S&A  
Casting House  
Moulding Lane  
Deptford  
SE14 6BN  
London

## SITE

14 Trafalgar Road Twickenham TW2 5EJ

## PROPOSAL

Renovation of boundary wall and installation of iron fence and gate to facilitate new vehicular access. Removal of tree and creation of permeable hard standing.

## SUMMARY OF REASONS AND INFORMATIVES

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### REASONS

U0107148	Refusal - Visual amenity/trees
U0107147	Refusal - Sustainable drainage

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### INFORMATIVES

U0053600	Decision drawings
U0053599	NPPF Refusal - paras 38-42

# DETAILED REASONS AND INFORMATIVES

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## DETAILED REASONS

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### **U0107148 Refusal - Visual amenity/trees**

In the absence of adequate information justifying the loss of tree and shrub, sufficient landscaping details and information of mitigation tree planting, the proposed development would fail to demonstrate that the visual amenities of the streetscene would be protected, to the detriment of the setting of the host Building of Townscape Merit and the character and appearance of the Trafalgar Road Conservation Area. As such, the application would fail to comply with the aims and outcomes sought within the NPPF (2019) and the Local Development Plan, in particular, Policies LP1, LP3, LP4 and LP16 of the Local Plan (2018) and the Council's supplementary planning guidance: Buildings of Townscape Merit SPD (May 2015), House Extensions and External Alterations SPD (May 2015), the Twickenham Village Planning Guidance SPD (January 2018), Transport SPD (June 2020) and the Trafalgar Road Conservation Area Statement and Study.

### **U0107147 Refusal - Sustainable drainage**

In the absence of a Sustainable Drainage Systems Statement for an application that proposes loss of tree(s)/shrub(s) in area designated as being at high risk of groundwater flooding, the application fails to demonstrate that the proposed development would not lead to an unacceptable increase in surface flooding to the detriment of highways safety, property and human life. As such, the application would fail to comply with the aims and outcomes sought within the NPPF (2019), and the Local Development Plan, in particular, Policy LP21 of the Local Plan (2018) and the Council's Strategic Flood Risk Assessment - Level 1 Update (Updated 2020 with further minor updates March 2021).

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## DETAILED INFORMATIVES

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### **U0053600 Decision drawings**

For the avoidance of doubt, the drawing numbers to which this decision relates are as follows: Block Plan, Site Location Plan, TW25EJ-THO-GF-A-001-S4-P04 02, TW25EJ-THO-GF-A-001-S4-P04 02, TW25EJ-THO-GF-A-002-S4-P04 02 received 08/06/2021.

### **U0053599 NPPF Refusal - paras 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 to advise the applicants of relevant policy and guidance; and where possible assist in the preparation of a new planning permission.

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION  
21/2067/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