

**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)  
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Lee Richardson  
LPR Design  
426A LIMPSFIELD ROAD  
WARLINGHAM  
CR6 9LA  
United Kingdom

Letter Printed 24 August 2021

**FOR DECISION DATED**  
24 August 2021

Dear Sir/Madam

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

**Application:** 21/1676/HOT  
**Your ref:** 31 Ham Farm Road, Richmond TW...  
**Our ref:** DC/SGR/21/1676/HOT  
**Applicant:** Patrick Roberts  
**Agent:** Lee Richardson

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

**31 Ham Farm Road Ham Richmond TW10 5NA**

for

**Demolition of single storey side extensions/garage. Proposed two storey side/rear and front extensions, first floor rear extension, alteration of two storey rear flat roof to pitched roof**

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 21/1676/HOT

**APPLICANT NAME**

Patrick Roberts  
31, Ham Farm Road  
Ham  
TW10 5NA

**AGENT NAME**

Lee Richardson  
426A LIMPSFIELD ROAD  
WARLINGHAM  
CR6 9LA  
United Kingdom

**SITE**

31 Ham Farm Road Ham Richmond TW10 5NA

**PROPOSAL**

Demolition of single storey side extensions/garage. Proposed two storey side/rear and front extensions, first floor rear extension, alteration of two storey rear flat roof to pitched roof

## SUMMARY OF REASONS AND INFORMATIVES

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**REASONS**

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U0107939	Reason for Refusal - Design and Heritage
U0107940	Reason for Refusal - Ecology and Trees

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**INFORMATIVES**

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U0053585	NPPF Refusal
U0053586	Decisions Documents

## DETAILED REASONS AND INFORMATIVES

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### DETAILED REASONS

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#### **U0107939 Reason for Refusal - Design and Heritage**

The proposal, by reason of its combined siting, height, width, depth, design and associated bulk and massing would result in a dominant and unsympathetic form of gross overdevelopment of the original building to the detriment of the appearance of the host dwelling, the setting of the neighbouring Building of Townscape Merit (No.33 Ham Farm Road) and designated heritage asset and thus fail to preserve or enhance the setting, character and appearance of the Parkleys Estate Conservation Area. The development is thereby contrary to the Richmond Local Plan (2018), in particular policies LP1, LP3 and LP4, the SPD on House Extensions and External Alterations, the Parkleys Estate Conservation Area Statement and the NPPF.

#### **U0107940 Reason for Refusal - Ecology and Trees**

The proposal, by reason of its combined siting, height, depth and lack of sufficient ecological and arboricultural information fails to demonstrate that the proposal would not have detrimental impacts, whether directly or indirectly, on the ecology and trees currently located within the application site. Therefore, the proposal is contrary to the Richmond Local Plan (2018) in particular policies LP15 and LP16 and the NPPF.

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### DETAILED INFORMATIVES

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#### **U0053585 NPPF Refusal**

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:

The applicant did not seek pre-application advice and the scheme was found to be contrary to policy and guidance, and subsequently refused without delay.

#### **U0053586 Decisions Documents**

For the avoidance of doubt, the following documents were taken into account in the deciding of this application:

- o Drawing: 4340/3 showing Location Plan dated May 2021 received 12.05.2021
- o Drawing: 4340/4 showing Existing Floor Plans and Elevations dated March 2021 received 12.05.2021
- o Drawing: 4340/21/FR showing Fire Strategy dated June 2021 received 16.06.2021
- o Drawing: 4340/FF/E showing Proposed First Floor Plan and Proposed Rear and South Side Elevations dated March 2021 received 16.06.2021
- o Drawing: 4340/GF/E showing Proposed Ground Floor Plan and Front and North Side Elevations dated March 2021 received 16.06.2021
- o Design, Access and Heritage Statement dated May 2021 received 16.06.2021
- o Flood Risk Assessment received 16.06.2021

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION  
21/1676/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