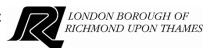
Environment Directorate / Development Management

Web: www.richmond.gov.uk/planning Email: envprotection@richmond.gov.uk

Tel: 020 8891 1411

Textphone: 020 8891 7120



Letter Printed 3 September 2021

FOR DECISION DATED

3 September 2021

Mr Geoff Megarity Bell Cornwell LLP The Print Rooms Union Street London SE1 0LH United Kingdom

Dear Sir/Madam

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

Application: 21/2396/HOT

Your ref: 29 Princes Road Richmond- Awn...

Our ref: DC/SGR/21/2396/HOT

Applicant: Mr Oliver Agha **Agent:** Mr Geoff Megarity

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

29 Princes Road Richmond TW10 6DQ

for

Retrospective application for the erection of an awning in the rear garden.

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

12 Amy

Robert Angus Head of Development Management

SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 21/2396/HOT

APPLICANT NAME

Mr Oliver Agha 29, Princes Road Richmond TW10 6DQ **AGENT NAME**

Mr Geoff Megarity The Print Rooms Union Street London SE1 0LH United Kingdom

SITE

29 Princes Road Richmond TW10 6DQ

PROPOSAL

Retrospective application for the erection of an awning in the rear garden.

SUMMARY OF REASONS AND INFORMATIVES

REASONS	
U0108517	Reason for Refusal - Design and Heritage
U0108518	Reason for Refusal - Neighbour Amenity
INFORMATIVES	
U0053909	Decision Documents
U0053910	NPPF Refusal

DETAILED REASONS AND INFORMATIVES

DETAILED REASONS

U0108517 Reason for Refusal - Design and Heritage

The awning, by reason of its combined siting, height, depth and width results in an excessive and dominant form of development which erodes the characteristic open garden space to the rear of both the host dwelling and the wider visually similar group of Buildings of Townscape Merit (BTMs). The scheme therefore fails to preserve the character and appearance of the host BTM, the setting of neighbouring BTMs and the character and appearance of the wider St Matthias Conservation Area. There are no public benefits of the proposal to outweigh this identified harm. The proposal is thereby contrary to the Richmond Local Plan (2018), in particular policies LP1, LP3 and LP4, the SPD on House Extensions and External Alterations and the NPPF.

U0108518 Reason for Refusal - Neighbour Amenity

The awning by reason of its height, depth, width and siting is considered to result in a visually intrusive and overbearing development which, when opened, creates a sense of enclosure to neighbouring external amenity spaces to the detriment of neighbouring occupiers amenity and living conditions. The scheme is thereby contrary to the Richmond Local Plan (2018) in particular policy LP8 and the SPD on House Extensions and External Alterations.

DETAILED INFORMATIVES

U0053909 Decision Documents

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

- o Drawing: N2113/02/1 showing General Arrangement of Awning in Back Garden As Installed dated 25.06.2021 received 02.06.2021
- o Drawing: N2113/02/2 showing Partial Plans, Sections and Elevations showing Awning as Installed dated 25.06.2021 received 02.06.2021
- o Planning, Heritage and Design and Access Statement dated July 2021 received 02.06.2021
- o Fire Safety Statement received 06.06.2021 Response to Representations Letter received 01.09.2021

U0053910 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
- 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.

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 21/2396/HOT

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, 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 Email enquiries@pins.gsi.gov.uk Telephone 0303 444 5000

London Borough of Richmond Upon Thames -Website www.richmond.gov.uk/planning Email planningappeals@richmond.gov.uk Telephone 020 8891 1411 for advice