

Mr Andrew Bruce
aba+d
4 CAMPBELL CLOSE
TWICKENHAM
London
TW2 5BZ

Letter Printed 20 October 2021

FOR DECISION DATED
20 October 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: 21/3045/PS192
Your ref: 7 LINCOLN AVENUE
Our ref: DC/GAP/21/3045/PS192
Applicant: MS KERRY RICE-OXLEY
Agent: Mr Andrew Bruce

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

7 Lincoln Avenue Twickenham TW2 6NH

for

FORMATION OF LOFT COVERSION WITH THE FORMATION OF A REAR DORMER EXTENSION WITH METAL CLADDING AND GRP FLAT ROOF AND VELUX WINDOWS TO THE FRONT ROOF PITCH.

The grounds for the Council's decision are subject to the reasons and informatives overleaf.

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 21/3045/PS192

APPLICANT NAME

MS KERRY RICE-OXLEY
7, Lincoln Avenue
Twickenham
TW2 6NH

AGENT NAME

Mr Andrew Bruce
4 CAMPBELL CLOSE
TWICKENHAM
London
TW2 5BZ

SITE

7 Lincoln Avenue Twickenham TW2 6NH

PROPOSAL

FORMATION OF LOFT COVERSION WITH THE FORMATION OF A REAR DORMER EXTENSION WITH METAL CLADDING AND GRP FLAT ROOF AND VELUX WINDOWS TO THE FRONT ROOF PITCH.

SUMMARY OF REASONS AND INFORMATIVES

REASONS

U0112016	Reason for Refusal
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INFORMATIVES

U0054775	Decision Drawings
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DETAILED REASONS AND INFORMATIVES

DETAILED REASONS

U0112016 Reason for Refusal

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 meet condition B.2(a) of Class B Part 1 Schedule 2 laid down in the Town and Country Planning (General Permitted Development) (England) Order 2015 and any subsequent legislative amendments. The materials proposed would not be a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

DETAILED INFORMATIVES

U0054775 Decision Drawings

For the avoidance of doubt the drawing numbers to which this decision refers are as follows:-

PROPOSED REAR ELEVATION, (PP)A102EX, (PP)A102PRO, (PP)A103EX, (PP)A103PRO, (PP)A104PRO, (PP)A201EX, (PP)A201PRO, (PP)A202EX, (PP)V001LOC - received 27 August 2021.

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION
21/3045/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.**