

**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 Simon Merrony  
Simon Merrony Architects  
21A High Street  
Teddington  
TW11 8ET  
United Kingdom

Letter Printed 5 November 2021

**FOR DECISION DATED**  
5 November 2021

Dear Sir/Madam

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

**Application:** 21/2811/HOT  
**Your ref:** 37 Broom Park - HH Loft  
**Our ref:** DC/GAP/21/2811/HOT/HOT  
**Applicant:** Mr David Allen  
**Agent:** Mr Simon Merrony

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

**37 Broom Park Teddington TW11 9RS**

for

**Loft conversion and internal alterations. Rooflights to front elevations**

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 **GRANTED** subject to the conditions 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 CONDITIONS AND INFORMATIVES FOR APPLICATION 21/2811/HOT

## APPLICANT NAME

Mr David Allen  
37, Broom Park  
Teddington  
TW11 9RS

## AGENT NAME

Mr Simon Merrony  
21A High Street  
Teddington  
TW11 8ET  
United Kingdom

## SITE

37 Broom Park Teddington TW11 9RS

## PROPOSAL

Loft conversion and internal alterations. Rooflights to front elevations

## SUMMARY OF CONDITIONS AND INFORMATIVES

---

### CONDITIONS

---

U0113254	Approved Drawings and Documents
AT01	Development begun within 3 years
BD14A	Materials to match existing

---

### INFORMATIVES

---

U0055520	NPPF APPROVAL - Para. 38-42
U0055519	Composite Informative

# DETAILED CONDITIONS AND INFORMATIVES

---

## DETAILED CONDITIONS

---

### **U0113254      Approved Drawings and Documents**

The development hereby permitted shall be carried out in accordance with the following approved drawings and documents, where applicable:-

FLOOD RISK ASSESSMENT, 2021/10/L01, 2021/10/S01, 2021/10/S02,  
REASONABLE EXCEPTION STATEMENT (ref: 2021/10/RES) - received 9 August 2021.

2021/10/P02 REV A - received 11 October 2021.

2021/10/P01 REV A - received 20 October 2021.

REASON: To accord with the terms of the application, for the avoidance of doubt and in the interests of proper planning.

### **AT01      Development begun within 3 years**

The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

### **BD14A      Materials to match existing**

No new external finishes (including fenestration), including works of making good, shall be carried out other than in materials to match the existing.

REASON: To ensure that the proposed development is in keeping with the existing building(s) and does not prejudice the appearance of the locality.

---

## DETAILED INFORMATIVES

---

### **U0055520      NPPF APPROVAL - Para. 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 application was considered acceptable as submitted, and a decision was made without delay.

### **U0055519      Composite Informative**

#### **Principal Policies:**

Where relevant, the following have been taken into account in the consideration of this proposal:-

National Planning Policy Framework (NPPF 2021)

London Plan (2021)

Local Plan (2018):

- o LP 1 Local Character and Design Quality
- o LP 8 Amenity and Living Conditions
- o LP 21 Flood Risk and Sustainable Drainage

Supplementary Planning Documents:

- o House Extensions and External Alterations SPD (2015)
- o Hampton Wick & Teddington Village Planning Guidance SPD (2017)

**Building Regulations:**

The applicant is advised that the erection of new buildings or alterations to existing buildings should comply with the Building Regulations. This permission is NOT a consent under the Building Regulations for which a separate application should be made. For application forms and advice please contact the Building Control Section of the Street Scene department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411).

If you alter your proposals in any way, including to comply with the Building Regulations, a further planning application may be required. If you wish to deviate in any way from the proposals shown on the approved drawings you should contact the Development Control Department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411).

**Damage to the public highway:**

Care should be taken to ensure that no damage is caused to the public highway adjacent to the site during demolition and (or) construction. The Council will seek to recover any expenses incurred in repairing or making good such damage from the owner of the land in question or the person causing or responsible for the damage.

BEFORE ANY WORK COMMENCES you MUST contact the London Borough of Richmond upon Thames, 44 York Street, Twickenham TW1 3BZ, Telephone 020 8891 1411 to arrange a pre-commencement photographic survey of the public highways adjacent to and within the vicinity of the site. The precondition survey will ensure you are not charged for any damage which existed prior to commencement of your works.

If you fail to contact us to arrange a pre commencement survey then it will be assumed that any damage to the highway was caused by your activities and you will be charged the full cost of repair.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION  
21/2811/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](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