

Dean Griffiths
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Treehugger Studio
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London
TW7 7JR
United Kingdom

Letter Printed 15 November 2021

FOR DECISION DATED
15 November 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: 21/2697/PS192
Your ref: Existing cellar steps lawful ...
Our ref: DC/AMU/21/2697/PS192
Applicant: John Fletcher
Agent: Dean Griffiths

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

22 Orchard Road Twickenham TW1 1LY

for

Proposal to repair the existing cellar, keeping its floor area and volume as existing. Installation of a flight of steps (in line with building regs), down from the kitchen to the cellar.

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 21/2697/PS192

APPLICANT NAME

John Fletcher
22, Orchard Road
Twickenham
TW1 1LY

AGENT NAME

Dean Griffiths
Treehugger Studio
c/o 65 Crane Avenue
London
TW7 7JR
United Kingdom

SITE

22 Orchard Road Twickenham TW1 1LY

PROPOSAL

Proposal to repair the existing cellar, keeping its floor area and volume as existing.
Installation of a flight of steps (in line with building regs), down from the kitchen to the cellar.

SUMMARY OF REASONS AND INFORMATIVES

REASONS

U0113814	Development/Permission Required
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INFORMATIVES

U0056123	Decision Drawings
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DETAILED REASONS AND INFORMATIVES

DETAILED REASONS

U0113814 Development/Permission Required

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 the works involve a new stairwell to the cellar, involving excavation and an external addition to the dwelling, therefore it will amount to a building operation and create useable space complementing the existing basement. As such, any Permitted Development rights to Subterranean developments have been curtailed by London Borough of Richmond upon Thames Article 4 Direction and planning permission is required.

DETAILED INFORMATIVES

U0056123 Decision Drawings

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

003.3 P1; 100.3 P1; received 8th October 2021.

0097-002-P1; 0097-SK8-P1; 0097_080-P1; Application Form, received 29th July 2021.

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION
21/2697/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.**