

Miss Mavakala  
Stiff and Trevillion  
16 Woodfield Road  
London  
W9 2BE

Letter Printed 20 December 2021

**FOR DECISION DATED**  
20 December 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:** 21/4183/PS192  
**Your ref:** 31 East Sheen Avenue  
**Our ref:** DC/KEM/21/4183/PS192  
**Applicant:** Mr Campbell  
**Agent:** Miss Mavakala

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

**31 East Sheen Avenue East Sheen London SW14 8AR**

for

**Erection of a summer house in the rear garden and new shed to replace existing.**

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

Yours faithfully



Robert Angus  
Head of Development Management

# SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 21/4183/PS192

**APPLICANT NAME**

Mr Campbell  
31 East Sheen Avenue  
East Sheen  
London  
SW14 8AR

**AGENT NAME**

Miss Mavakala  
16 Woodfield Road  
London  
W9 2BE

**SITE**

31 East Sheen Avenue East Sheen London SW14 8AR

**PROPOSAL**

Erection of a summer house in the rear garden and new shed to replace existing.

## SUMMARY OF REASONS AND INFORMATIVES

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**REASONS**

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U0116488	Reason for Refusal - E.4
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**INFORMATIVES**

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U0057072	Decision Drawing Numbers
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# DETAILED REASONS AND INFORMATIVES

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## DETAILED REASONS

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### **U0116488 Reason for Refusal - E.4**

The 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 criteria E.4 of Class E of Part 1 Schedule 2 laid out in the Town and Country Planning (General Permitted Development) (England) Order 2015 and any subsequent legislative amendments. The applicant has not demonstrated that the outbuilding will be incidental to the dwellinghouse.

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## DETAILED INFORMATIVES

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### **U0057072 Decision Drawing Numbers**

For the avoidance of doubt the Drawing(s) No(s) to which this decision refers are as follows:- 02-ST-100 & 02-ST-101 received on 07 Dec 2021 and 03-ST-100, 04-ST-102 & Agents Email - Statement of Use received on 09 Dec 2021.

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION  
21/4183/PS192

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### **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](http://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.**