

**Environment Directorate / Development Management**

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Other More Space  
MoreSpace  
112 Gunnersbury Avenue  
Ealing  
London  
W5 4HB  
United Kingdom

Letter Printed 25 July 2023

**FOR DECISION DATED**  
25 July 2023

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:** 23/1488/PS192  
**Your ref:** LW202300039 12 Bridgeman Road...  
**Our ref:** DC/CBH/23/1488/PS192/PS192  
**Applicant:** Ms Alice Westwell Smith  
**Agent:** Other More Space

**WHEREAS** in accordance with the provisions of the Town and Country Planning Act 1990 and the relevant Orders made thereunder, you have made an application received on **31 May 2023** for a **CERTIFICATE OF LAWFUL USE OR DEVELOPMENT** relating to:

**12 Bridgeman Road Teddington TW11 9AH**

for

**A proposed L-shape rear dormer loft conversion over the existing roof. Rooflight to front elevation**

You are advised that the above works/use at the premises edged red on the decision drawings specified on the attached schedule were/was lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended) for the reason(s) summarised and detailed 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 23/1488/PS192

## APPLICANT NAME

Ms Alice Westwell Smith  
12 Bridgeman Road  
Teddington  
Richmond Upon Thames  
TW11 9AH

## AGENT NAME

Other More Space  
112 Gunnersbury Avenue  
Ealing  
London  
W5 4HB  
United Kingdom

## SITE

12 Bridgeman Road Teddington TW11 9AH

## PROPOSAL

A proposed L-shape rear dormer loft conversion over the existing roof. Rooflight to front elevation

The reason(s) and/or informatives(s) applicable to this application are as follows:

## SUMMARY OF CONDITIONS AND INFORMATIVES

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### CONDITIONS

LD02C	Devt/Permitted Class B Roof Extensions
LD02D	Devt/Permitted Class C Roof Alterations

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### INFORMATIVES

U0081385	Roof limits
U0081384	Decision Drawings

## PLEASE NOTE:

1. This certificate issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the use/operations/matter specified taking place on the land described above was/would have been lawful on the specified date and thus was not/would not have been liable to enforcement action under Section 172 of the 1990 Act on that date.
3. This certificate applies only to the extent of the use/operations/matter described and to the land specified and identified on the attached plan. Any use/operations/matter which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
4. The effect of the certificate is also qualified by the proviso in section 192(4) of the 1990 Act, as amended, which states that the lawfulness of the described use or operation is only conclusively presumed when there has been no material change, before the use of is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.

# DETAILED CONDITIONS AND INFORMATIVES

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## DETAILED CONDITIONS

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### LD02C Devt/Permitted Class B Roof Extensions

This proposal CONSTITUTES DEVELOPMENT within the meaning of Section 55 of the Town and Country Planning Act 1990, but by virtue of Article 3 and Schedule 2 of the Town and Country (General Permitted Development) (England) Order 2015 and any subsequent legislative amendments is of a class which is described as PERMITTED DEVELOPMENT and therefore planning permission IS NOT REQUIRED subject to the following conditions:

- (a) the materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
- (b) the enlargement must be constructed so that:
  - (i) other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension:
    - (aa) the eaves of the original roof are maintained or reinstated; and
    - (bb) the edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and
  - (ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse; and
- (c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse shall be:
  - (i) obscure-glazed, and
  - (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

### LD02D Devt/Permitted Class C Roof Alterations

This proposal CONSTITUTES DEVELOPMENT within the meaning of Section 55 of the Town and Country Planning Act 1990, but by virtue of Article 3 and Schedule 2 of the Town and Country (General Permitted Development) (England) Order 2015 and any subsequent legislative amendments is of a class which is described as PERMITTED DEVELOPMENT and therefore planning permission IS NOT REQUIRED subject to the following condition:

- (a) that any window located on a roof slope forming a side elevation of the dwellinghouse shall be:
  - (i) obscure-glazed; and
  - (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

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## DETAILED INFORMATIVES

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### U0081385 Roof limits

You are advised that the proposed extension has been designed at the limits of the permitted development allowance for a terraced property and thus leaving no margin for error. You are advised that should the works exceed the upper limits of permitted development, planning permission will be required. If this is the case, a retrospective application for planning permission may not necessarily be approved given the conflict with the Council's supplementary planning guidance for house extensions.

### U0081384 Decision Drawings

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

LW202300039 - 01, 02, 03, 04, 05, 06, 07

Received on 31 May 2023

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION  
23/1488/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.**