

**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 Mandip Sahota  
NTA Planning LLP  
46 James Street  
London  
W1U 1EZ

Letter Printed 3 August 2023

**FOR DECISION DATED**  
3 August 2023

Dear Sir/Madam

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

**Application:** 23/1636/HOT  
**Your ref:** 48 Berwyn Road - Ground floor...  
**Our ref:** DC/KEM/23/1636/HOT  
**Applicant:** C/O Agent  
**Agent:** Mr Mandip Sahota

**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 **13 June 2023** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

**48 Berwyn Road Richmond TW10 5BS**

for

**Proposed side and rear extension.**

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 **REFUSED** subject to the reasons 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 REASONS AND INFORMATIVES FOR APPLICATION 23/1636/HOT

## APPLICANT NAME

C/O Agent  
C/O Agent  
London  
SW6 2TL

## AGENT NAME

Mr Mandip Sahota  
46 James Street  
London  
W1U 1EZ

## SITE

48 Berwyn Road Richmond TW10 5BS

## PROPOSAL

Proposed side and rear extension.

## SUMMARY OF REASONS AND INFORMATIVES

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### REASONS

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U0162236	Reason for Refusal - Design
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### INFORMATIVES

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U0081786	NPPF REFUSAL- Para. 38-42
U0081785	Decision Drawing Numbers

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# DETAILED REASONS AND INFORMATIVES

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## DETAILED REASONS

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### **U0162236 Reason for Refusal - Design**

The proposed two-storey side extension by reason of combined width, height and bulk would result in a dominant and unsympathetic form of overdevelopment which will negatively impact on the appearance, form and proportion of the host property and harm the character and appearance of the conservation area. As such the proposal would be contrary to policies LP1 and LP3 of the Local Plan (2018). It also fails to accord with the House Extensions and External Alterations supplementary planning document, CA69 Sheen Common Drive Conservation Area Statement, CA69 Sheen Common Drive Conservation Area Study, Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy HC1 (C) of the London Plan (2021) and paragraphs 199 and 202 of the NPPF (2021).

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## DETAILED INFORMATIVES

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### **U0081786 NPPF REFUSAL- 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 applicants did not seek formal pre-application advice, and the scheme was found to be contrary to policy and guidance, and subsequently refused. The Council is ready to enter into discussions, through the Council's formal pre-application service, to advise the applicants of relevant policy and guidance; and where possible assist in the preparation of a new planning permission. More information on the pre-application service and relevant fees can be found online at [www.richmond.gov.uk/pre-application\\_for\\_developers](http://www.richmond.gov.uk/pre-application_for_developers).

### **U0081785 Decision Drawing Numbers**

For the avoidance of doubt the Drawing(s) No(s) to which this decision refers are as follows:- 240-900, 240-901, 240-902, 240-903 & 240-907 received on 13 Jun 2023.

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION  
23/1636/HOT

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# **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