

**Jeremy MacIsaac
Development Management
London Borough of Richmond upon Thames
Civic Centre
44 York Street
Twickenham
TW1 3BZ**

21.07.24

By e-mail to:- envprotection@richmond.gov.uk

Dear Jeremy,

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

Application: 24/1584/HOT

Our ref: DC/Jeremy MacIsaac

Proposal: Demolition of the side garage and erection of two storey side extensions, and a first floor rear extension, a single storey rear extension, a new raised roof comprising a hipped roof with rear dormer and 3 number rooflights within the front roof slope, new solar panels, and a new front boundary wall and gate

Site: 34 Taylor Avenue Kew Richmond TW9 4ED

Applicant: Mrs Punem Sharma

Agent: Ian Upton

Thank you very much for the pre-application advice. As a consequence we would like to make amendments to our proposals, as described below:-

- The height of the new fence and gates has been reduced from 1800mm to 1650mm, to be the same as no. 43.
- The width of the rear first floor rear extension has been reduced in size so it is half the width of the original house.
- The roof of the rear first floor rear extension roof has been changed from pitched to flat.
- The width of the rear dormer has been reduced.
- The main roof has been changed from an uneven hipped roof. to a gable end roof.

I have therefore amended the drawings and would ask that you substitute the attached drawings for those previously submitted with the application.

IANUPTONARCHITECTSLIMITED THEWHITEHOUSEBONNINGTONKENTTN257BP
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Kind regards



Ian Upton

Encs:- Drawing No.s

- 12B - Site Block Plan - Proposed
- 13B - Ground Floor Plan – Proposed
- 14B - First Floor Plan - Proposed
- 15B - Attic Floor Plan - Proposed
- 16B - Roof Plan - Proposed
- 17B - Elevation Street - Proposed
- 18B - Elevation Side - Proposed
- 19B - Elevation Rear - Proposed
- 20B - Elevation Side - Proposed
- 21B - Elevation Wall + Gate – Proposed
- 22B - Elevations Showing Neighbouring Houses For Comparison

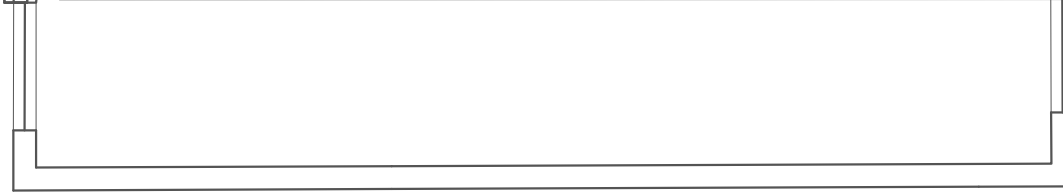


0 5 10 15 20 25 Metres



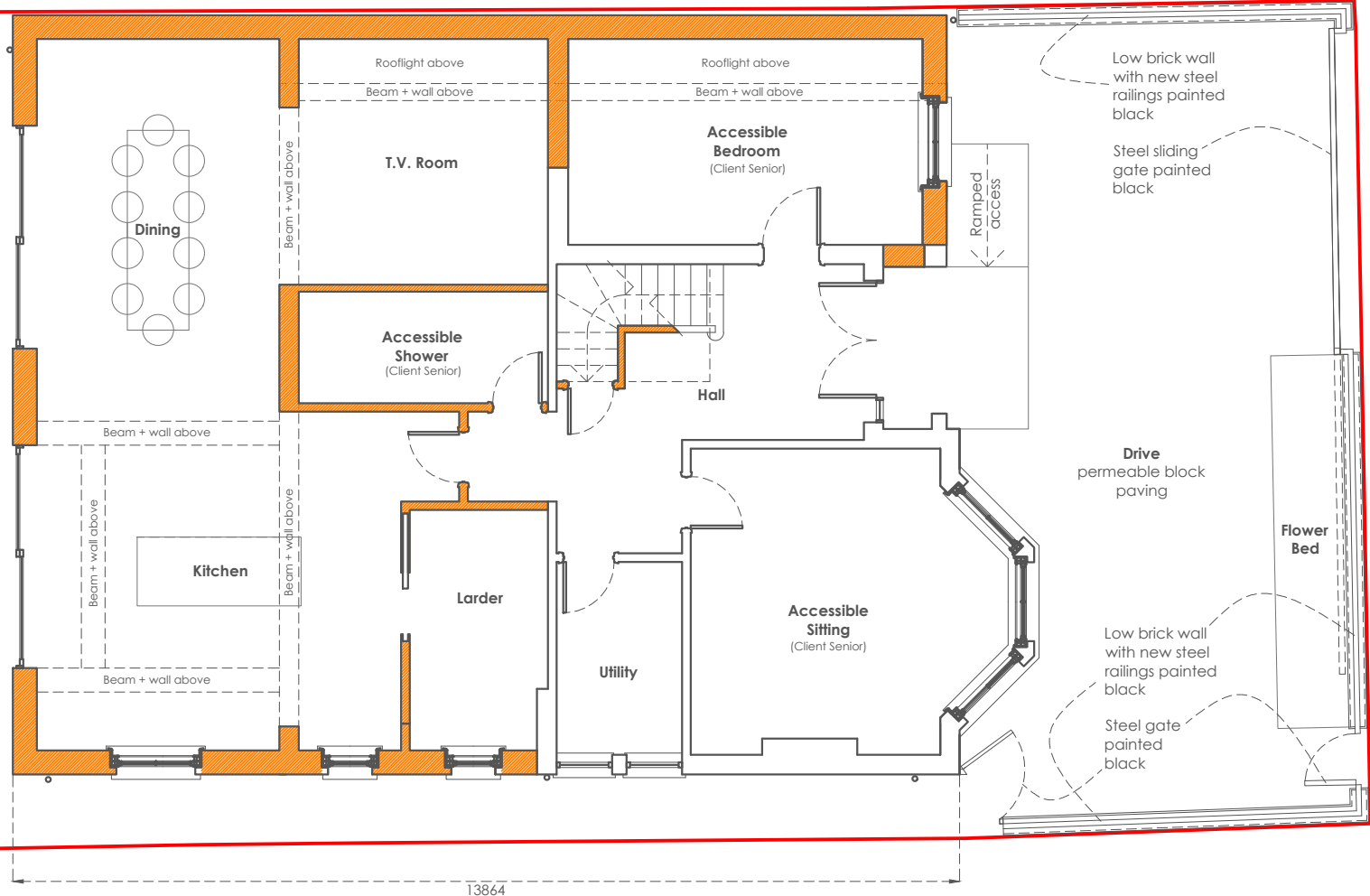
Project: **Outbuilding L.D.C. @ 34 Taylor Avenue, Kew, Richmond, London, TW9 4ED**
Drawing Name: **Site Block Plan - Proposed**
Drawing Number: **12 Revision B**
Scale: **1:500@A4**
Date: **14.02.24**

Option E



Lawn


Patio/Paving



 New construction

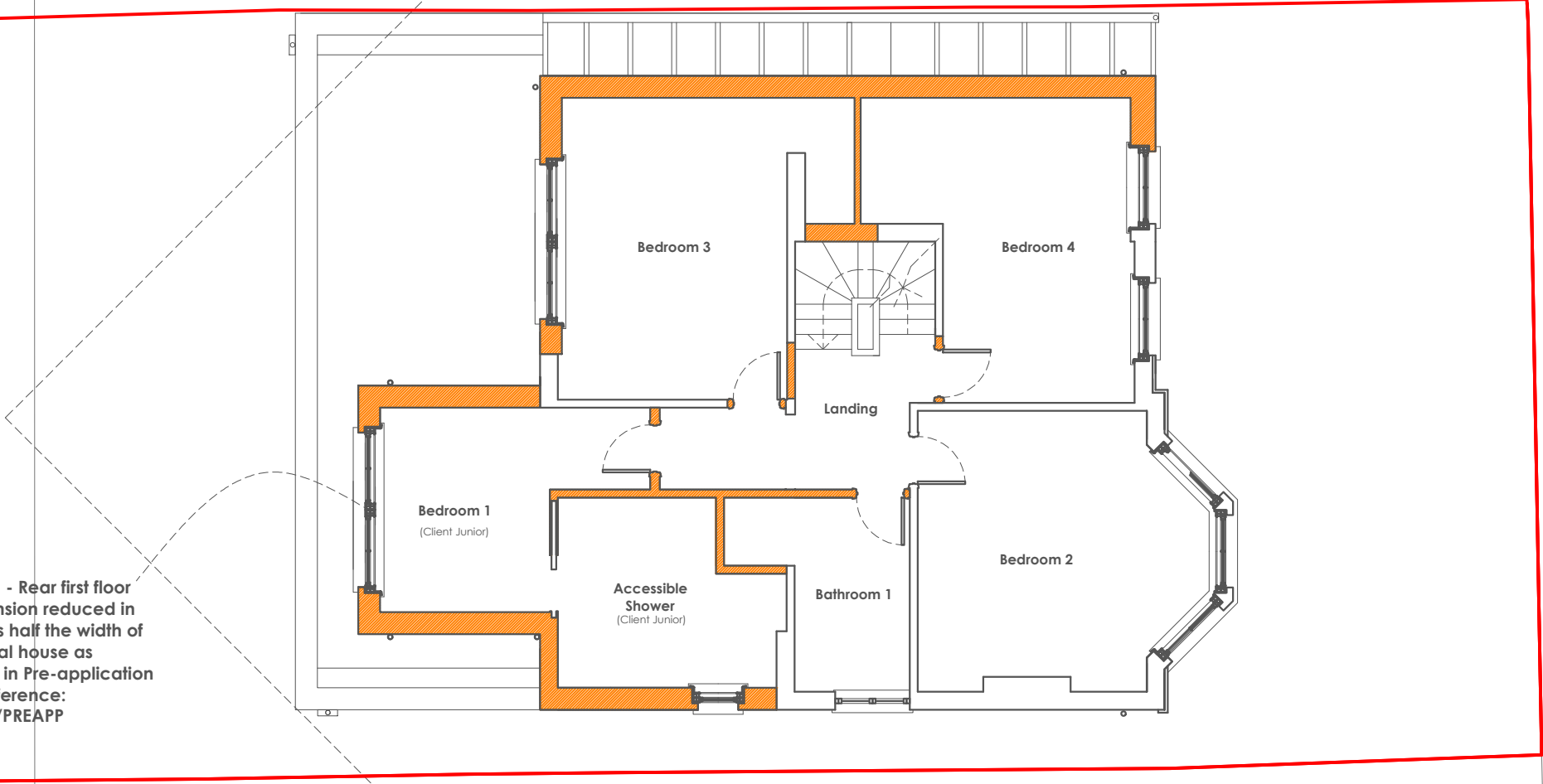
Total Floor Internal Floor Area = 285.6m²
 Ground Floor Internal Floor Area = 136.3m²

0 1 2 3 4 5 Metres




Project: **Alterations + extensions @ 34 Taylor Avenue, Kew, Richmond, London, TW9 4ED**
 Drawing Name: **Ground Floor Plan - Proposed**
 Drawing Number: **13 Revision B**
 Scale: **1:100@A4**
 Date: **14.02.24**

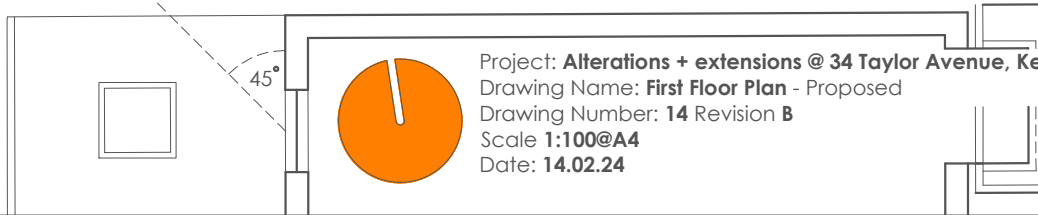
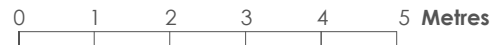
Option E



Revision B - Rear first floor rear extension reduced in size so it is half the width of the original house as proposed in Pre-application advise reference: 24/P0143/PREAPP

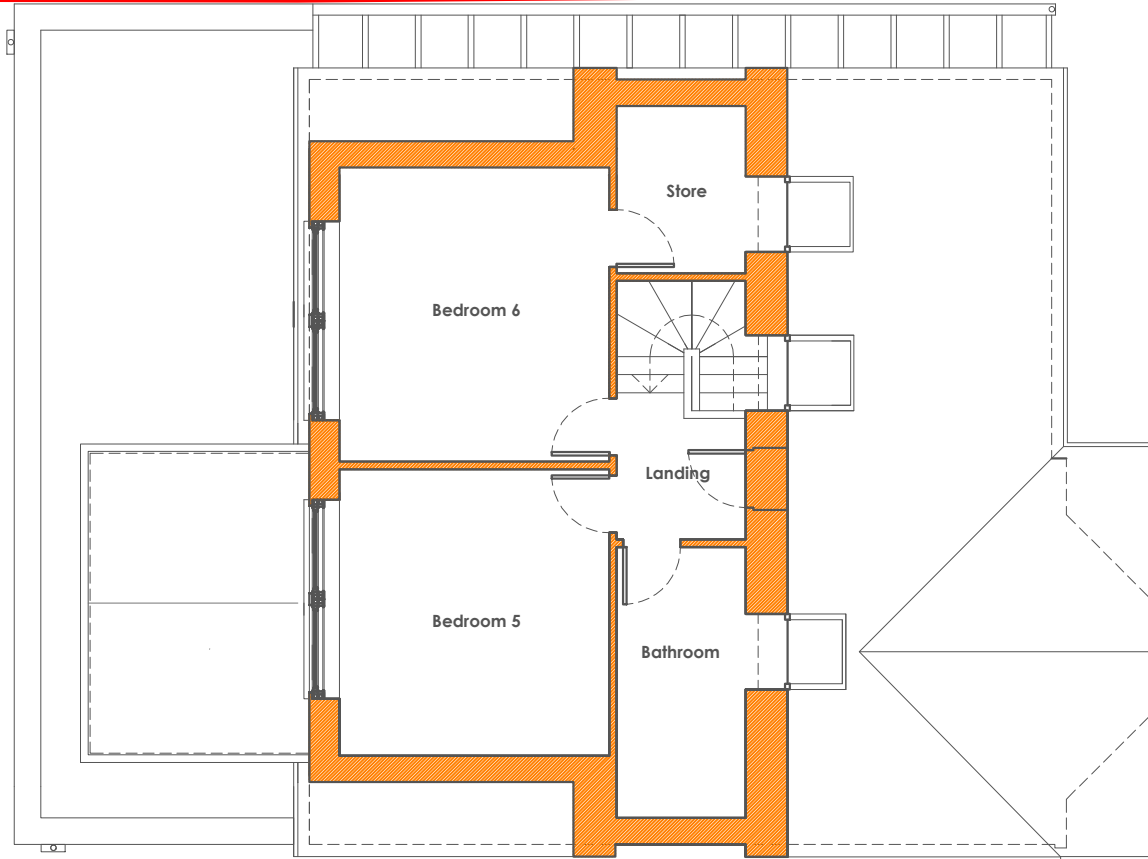
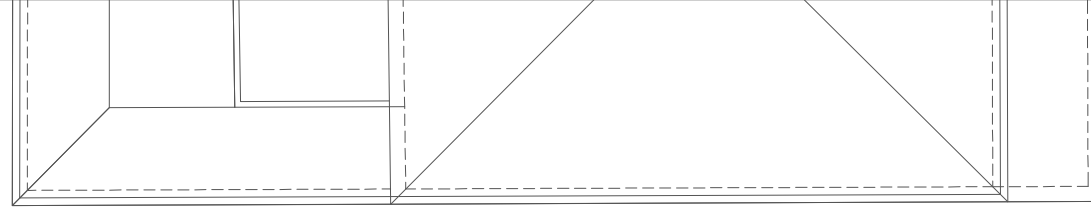
 New construction

Total Floor Internal Floor Area = 285.6m²
First Floor Internal Floor Area = 103.6m²



Project: **Alterations + extensions @ 34 Taylor Avenue, Kew, Richmond, London, TW9 4ED**
Drawing Name: **First Floor Plan - Proposed**
Drawing Number: **14 Revision B**
Scale: **1:100@A4**
Date: **14.02.24**


Option E



 New construction

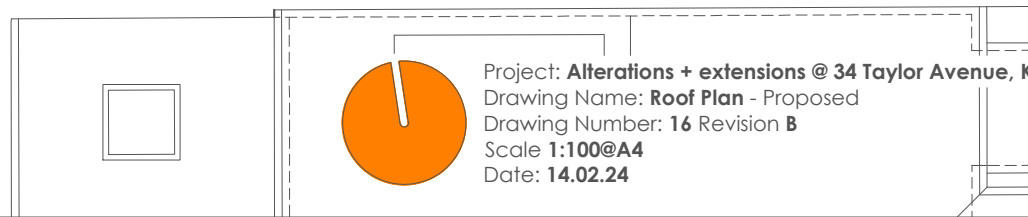
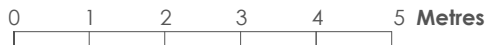
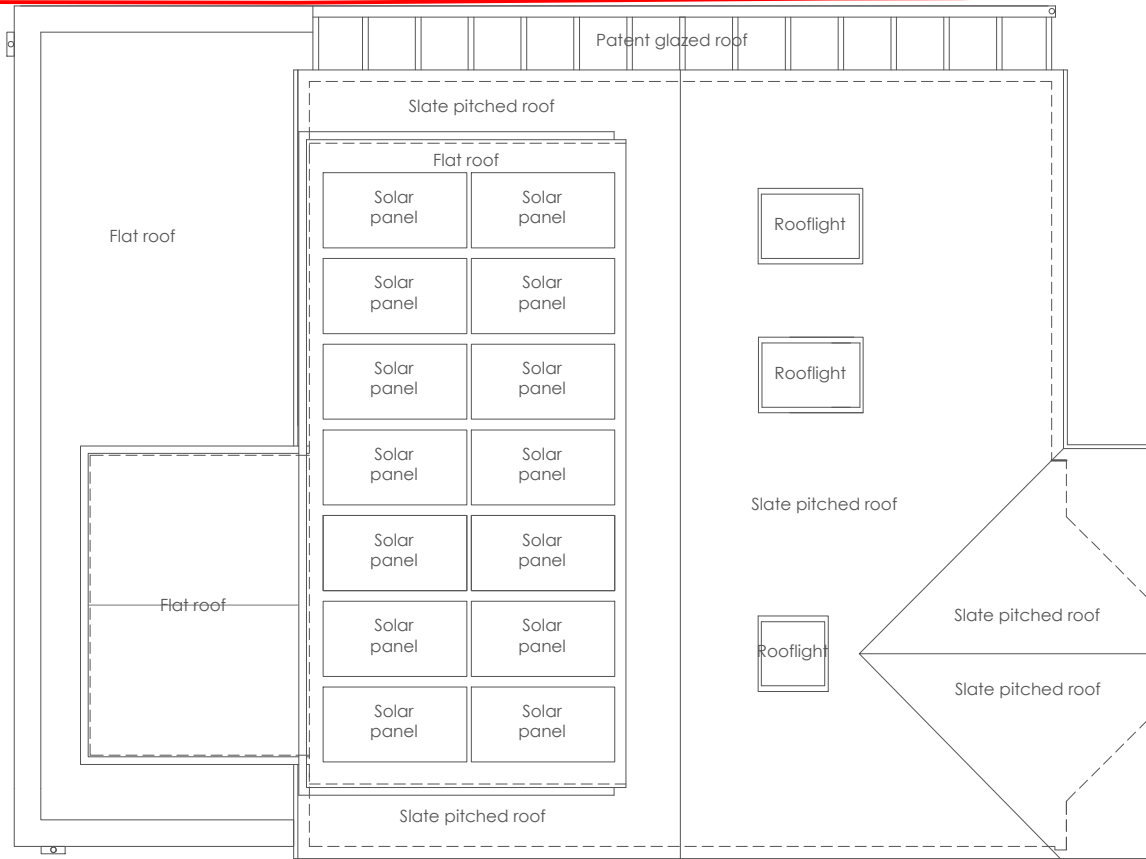
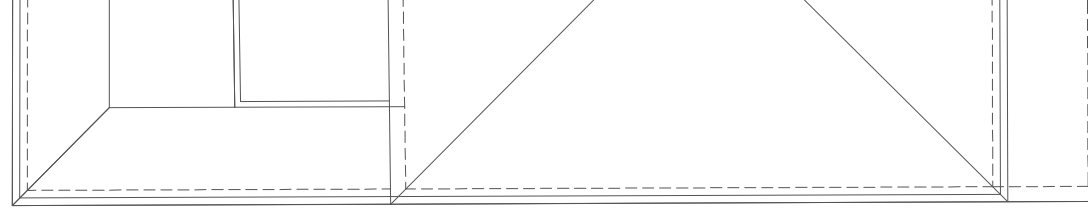
Total Floor Internal Floor Area = 285.6m²
Attic Floor Internal Floor Area = 45.7m²

0 1 2 3 4 5 Metres



Project: **Alterations + extensions @ 34 Taylor Avenue, Kew, Richmond, London, TW9 4ED**
Drawing Name: **Attic Floor Plan - Proposed**
Drawing Number: **15 Revision B**
Scale: **1:100@A4**
Date: **14.02.24**

Option E



Project: **Alterations + extensions @ 34 Taylor Avenue, Kew, Richmond, London, TW9 4ED**
Drawing Name: **Roof Plan - Proposed**
Drawing Number: **16 Revision B**
Scale: **1:100@A4**
Date: **14.02.24**

Option E

Revision B - Roof reconfigured from an uneven hipped roof to a gable end roof as proposed in Pre-application advise reference: 24/P0143/PREAPP



0 1 2 3 4 5 Metres

Project: **Alterations + extensions @ 34 Taylor Avenue, Kew, Richmond, London, TW9 4ED**
Drawing Name: **Elevation Street - Proposed**
Drawing Number: **17 Revision B**
Scale: **1:100@A4**
Date: **14.02.24**

Option E

Revision B - Rear first floor rear extension roof changed from pitched to flat as proposed in Pre-application advise reference: 24/P0143/PREAPP



Revision B - Height of new fence and gates reduced from 1800mm to 1650mm to be the same as no. 43 as proposed in Pre-application advise reference: 24/P0143/PREAPP

0 1 2 3 4 5 Metres

Project: **Alterations + extensions @ 34 Taylor Avenue, Kew, Richmond, London, TW9 4ED**
Drawing Name: **Elevation Side - Proposed**
Drawing Number: **18 Revision B**
Scale: **1:100@A4**
Date: **14.02.24**

Option E



Revision B - Rear dormer width reduced as proposed in Pre-application advise reference: 24/P0143/PREAPP

Revision B - Rear first floor rear extension roof changed from pitched to flat as proposed in Pre-application advise reference: 24/P0143/PREAPP

Solar panels
Dormer window clad in slate to match roof with white painted sash windows
Slate roof

Black plastic gutters and downpipes
London stock brick
Windows to be white painted sash windows
Sliding doors to be white P.P.C. aluminium

32 Taylor Avenue

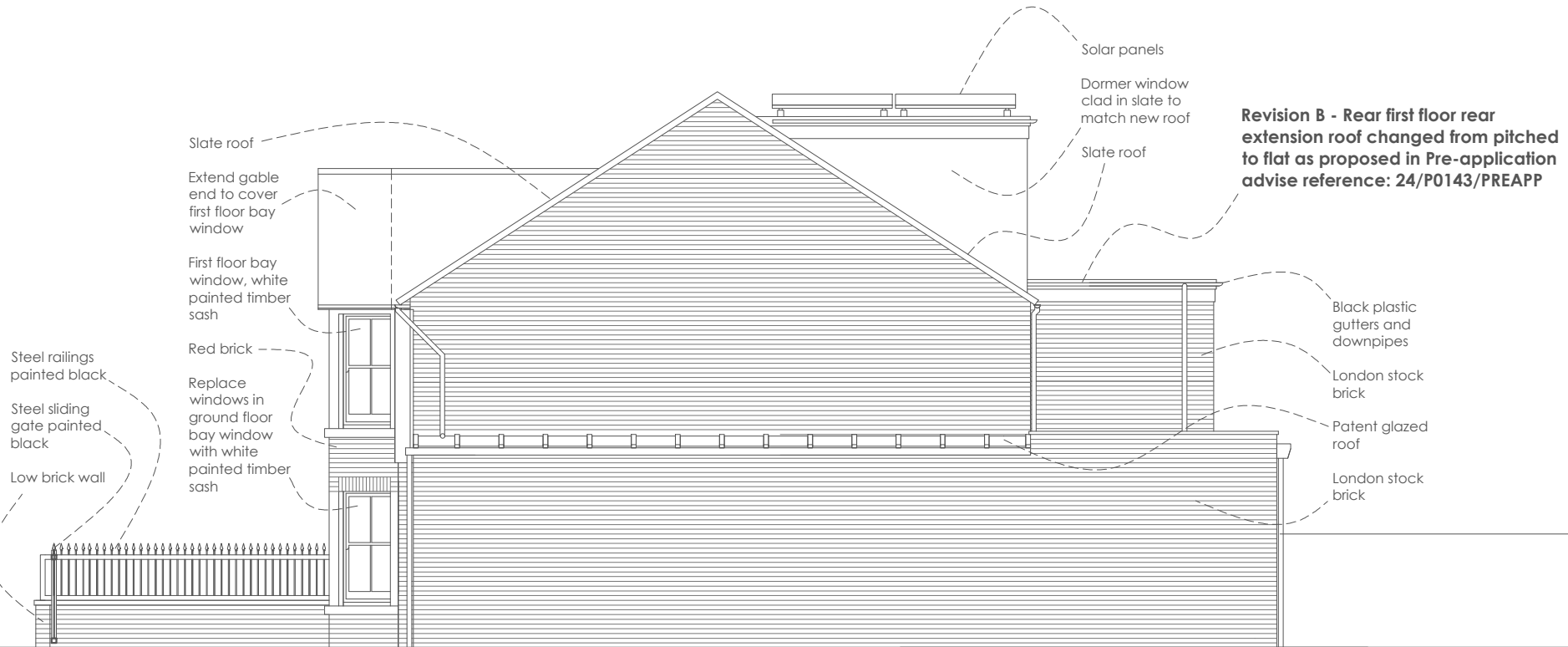
34 Taylor Avenue

36 Taylor Avenue

0 1 2 3 4 5 Metres

Project: **Alterations + extensions @ 34 Taylor Avenue, Kew, Richmond, London, TW9 4ED**
Drawing Name: **Elevation Rear - Proposed**
Drawing Number: **19 Revision B**
Scale: **1:100@A4**
Date: **14.02.24**

Option E

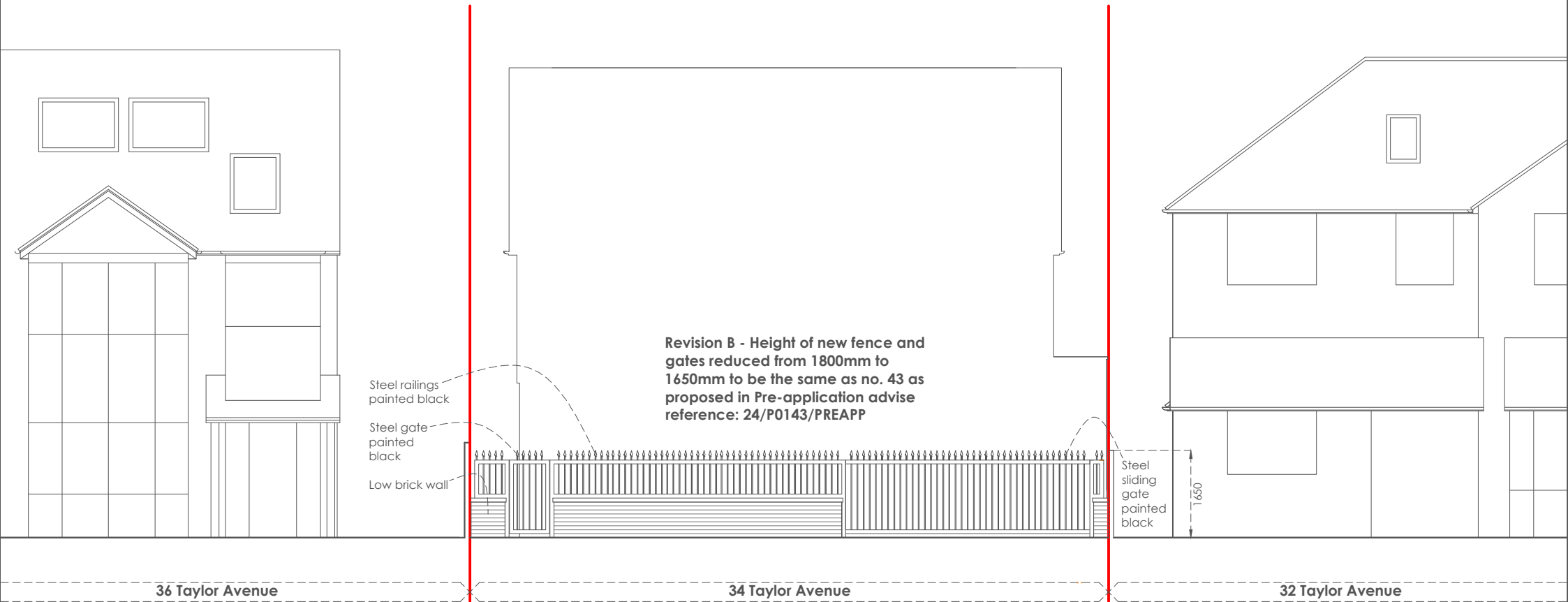


Revision B - Height of new fence and gates reduced from 1800mm to 1650mm to be the same as no. 43 as proposed in Pre-application advise reference: 24/P0143/PREAPP

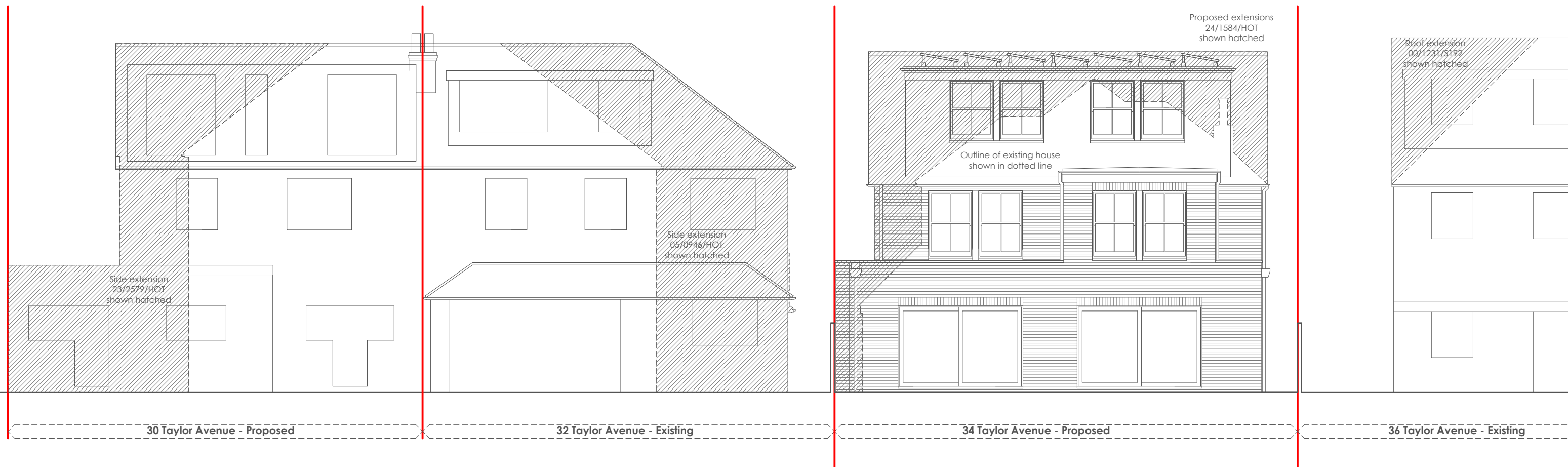
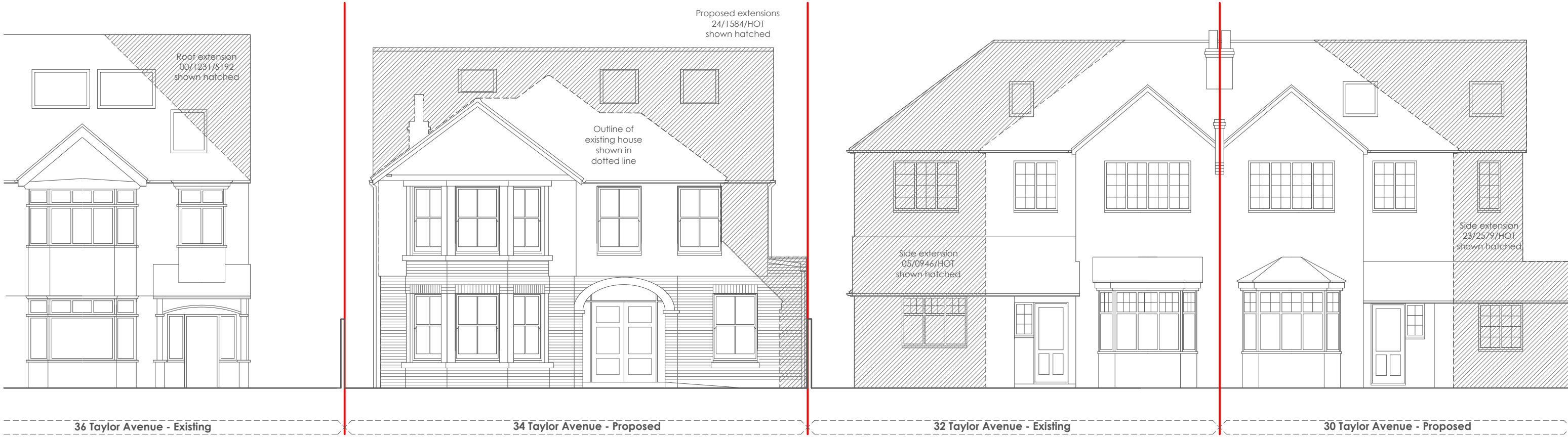
0 1 2 3 4 5 Metres

Project: **Alterations + extensions @ 34 Taylor Avenue, Kew, Richmond, London, TW9 4ED**
Drawing Name: **Elevation Side - Proposed**
Drawing Number: **20 Revision B**
Scale: **1:100@A4**
Date: **14.02.24**

Option C



Project: **Alterations + extensions @ 34 Taylor Avenue, Kew, Richmond, London, TW9 4ED**
Drawing Name: **Elevation Wall + Gate - Proposed**
Drawing Number: **21 Revision B**
Scale **1:100@A4**
Date: **31.01.24**



Project: **Attic L.D.C. @ 34 Taylor Avenue, Kew, Richmond, London, TW9 4ED**
 Drawing Name: **Elevations Showing Neighbouring Houses For Comparison**
 Drawing Number: **22 Revision B**
 Scale **1:100@A3**
 Date: **10.07.24**