

Place Division / Development Management

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Miss Laura Tutty
Michael Jones Architects
129 Kew Road
Richmond
TW9 2PN
United Kingdom

Letter Printed 16 August 2024

FOR DECISION DATED
16 August 2024

Dear Sir/Madam

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

Application: 24/1576/HOT
Your ref: 10 Sheen Common Drive Pln05
Our ref: DC/JMA/24/1576/HOT
Applicant: C/o Agent
Agent: Miss Laura Tutty

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 **21 June 2024** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

10 Sheen Common Drive Richmond TW10 5BN

for

Alterations to front elevation and landscaping, a rear and side extension, roof reconfiguration, external insulation

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 24/1576/HOT

APPLICANT NAME

C/o Agent
10 Sheen Common Drive
Richmond
Richmond Upon Thames
TW10 5BN

AGENT NAME

Miss Laura Tutty
129 Kew Road
Richmond
TW9 2PN
United Kingdom

SITE

10 Sheen Common Drive Richmond TW10 5BN

PROPOSAL

Alterations to front elevation and landscaping, a rear and side extension, roof reconfiguration, external insulation

SUMMARY OF REASONS AND INFORMATIVES

REASONS

U0187130	Reason for Refusal - Design and Heritage
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INFORMATIVES

U0093767	NPPF Refusal
U0093768	Decision Drawings

DETAILED REASONS AND INFORMATIVES

DETAILED REASONS

U0187130 Reason for Refusal - Design and Heritage

The two storey rear extension, rear roof extensions including the significant loss of the original roof form, and external insulation, by reason of their design, bulk, mass, siting, and loss of traditional architectural features, would result in a dominant, unsympathetic and incongruous form of development that would cause harm to the appearance of the host dwelling and less than substantial harm to the character and appearance of the Sheen Common Drive Conservation Area. This is contrary to policies, in particular, LP1 and LP3 of the Local Plan, Publication Local Plan policies 28 and 29, the House Extensions and External Alterations SPD and the Richmond and Richmond Hill Village Plan as supported by the Sheen Common Drive Conservation Area Statement and Study. The proposals do not satisfy the statutory duty of Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and do not meet Policy HC1 (C) of the London Plan (2021) or relevant paragraphs of the NPPF (2023).

DETAILED INFORMATIVES

U0093767 NPPF Refusal

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.

U0093768 Decision Drawings

For the avoidance of doubt the Drawing(s) No(s) to which this decision refers are as follows:-

937.01.03.Exg05.002 Location Plan; 937.01.03.Exg05.063 Existing South East Side Elevation; 937.01.03.Exg05.023 Existing First Floor Plan; 937.01.03.Exg05.060 Existing Front Elevation; 937.01.03.Exg05.022 Existing Ground Floor Plan; 937.01.03.Exg05.024 Existing Loft Plan; 937.01.03.Exg05.062 Existing Rear Elevation; 937.01.03.Exg05.025 Existing Roof Plan; 937.01.03.Exg05.002 Existing Site Plan; 937.01.03.Exg05.010 Existing Street Elevation; 937.01.03.Exg05.061 Existing North West Side Elevation; 937.03.03.PlIn05.003 Mutual Overlooking Diagram received on 25 Jun 2024.

1937.03.03.PlIn05.201 Proposed Brick Wall Arch Detail; 1937.03.03.PlIn05.023 Proposed First Floor Plan; 1937.03.03.PlIn05.060 Proposed Front Elevation; 1937.03.03.PlIn05.026 Proposed Front Garden Plan; 1937.03.03.PlIn05.022 Proposed

Ground Floor Plan; 1937.03.03.Pln05.024 Proposed Loft Plan; 1937.03.03.Pln05.200
Proposed No Dig Drive Details; 1937.03.03.Pln05.061 Proposed North West Side
Elevation; 1937.03.03.Pln05.062 Proposed Rear Elevation; 1937.03.03.Pln05.025
Proposed Roof Plan; 1937.03.03.Pln05.002 Proposed Site Plan; 1937.03.03.Pln05.063
Proposed South East Side Elevation; 1937.03.03.Pln05.010 Proposed Street Elevation
received on 25 Jun 2024.

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION
24/1576/HOT

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, 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

Email enquiries@pins.gsi.gov.uk

Telephone 0303 444 5000

London Borough of Richmond Upon Thames -

Website www.richmond.gov.uk/planning

Email planningappeals@richmond.gov.uk

Telephone 020 8891 1411 for advice