

Place Division / Development Management

Web: www.richmond.gov.uk/planning
Email: envprotection@richmond.gov.uk
Tel: 020 8891 1411
Textphone: 020 8891 7120



Sergio Olavegogeochea
TW10 Architects
142B Petersham Road
Wolsey House
Richmond
TW10 6UX

Letter Printed 23 August 2024

FOR DECISION DATED
23 August 2024

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: 24/1811/PDE
Your ref:
Our ref: DC/JLO
Applicant: Mark Crompton
Agent: Sergio Olavegogeochea

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 **14 July 2024** for a **PRIOR APPROVAL** relating to:

200 Ashburnham Road Ham Richmond TW10 7NL

for

Single Storey Rear Extension (7.20m depth, 3.00m eaves height, 3.00m overall height).

This written notice confirms that **prior approval is not required** for the proposed development, subject to conditions outlined overleaf.

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 24/1811/PDE

APPLICANT NAME

Mark Crompton
200 Ashburnham Road
Ham
Richmond Upon Thames
TW10 7NL

AGENT NAME

Sergio Olavegogeoascoechea
142B Petersham Road
Wolsey House
Richmond
TW10 6UX

SITE

200 Ashburnham Road Ham Richmond TW10 7NL

PROPOSAL

Single Storey Rear Extension (7.20m depth, 3.00m eaves height, 3.00m overall height).

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

U0187582 Class A Extension

Conditions for Class A General Permitted Developments

INFORMATIVES

U0093857 Decision Drawing Numbers

DETAILED CONDITIONS AND INFORMATIVES

DETAILED CONDITIONS

U0187582 Class A Extension

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 (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
- (b) any upper-floor window located in 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; and
- (c) where the enlarged part of the dwellinghouse has more than one storey, the roof pitch of the enlarged part shall, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

Conditions for Class A General Permitted Developments

1. The development shall be carried out in accordance with the information submitted to the local planning authority
2. The applicant / developer shall notify the local planning authority in writing of the completion of the development as soon as reasonably practicable after completion, and include:
 - The name of the developer;
 - The address or location of the development; and
 - The date of completion.

DETAILED INFORMATIVES

U0093857 Decision Drawing Numbers

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

ARH_02 (Existing Ground Floor Plan); ARH_03 (Existing First Floor and Roof Plan); ARH_05 (Existing Front and Rear Elevations); ARH_12 (Proposed Ground Floor Plan); ARH_13 (Proposed First Floor and Roof Plan); ARH_15 (Proposed Front and Rear Elevations) - received 18 July 2024. ARH_00 (Site and Block Location Plan) - received 22 June 2024.

PLEASE NOTE

This notice applies only to the extent of the use/operations/matter described and to the land specified. 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.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION
24/1811/PDE

NOTES:

- 1. If you are aggrieved by the decision of the Council to refuse an application for prior approval under Section 192 of the Town and Country Planning Act 1990 (as amended) 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 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.**