

**Place Division / Development Management**

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Mr B Cook  
David Joseph Consulting  
29 Dartmouth Place  
London  
SE23 3AU

Letter Printed 26 August 2024

**FOR DECISION DATED**  
26 August 2024

Dear Sir/Madam

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

**Application:** 24/1609/FUL  
**Your ref:** 66 Mount Ararat Rd  
**Our ref:** DC/RHE/24/1609/FUL  
**Applicant:** Mr Somesh Mitra  
**Agent:** Mr B Cook

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

**66 Mount Ararat Road Richmond TW10 6PJ**

for

**Proposed single storey rear extension, alterations to fenestration and alterations to create side entrance at lower ground floor level.**

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. Armitage'.

Robert Angus  
Head of Development Management

# SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 24/1609/FUL

## APPLICANT NAME

Mr Somesh Mitra  
66 Mount Ararat Road  
Richmond  
Richmond Upon Thames  
TW10 6PJ

## AGENT NAME

Mr B Cook  
29 Dartmouth Place  
London  
SE23 3AU

## SITE

66 Mount Ararat Road Richmond TW10 6PJ

## PROPOSAL

Proposed single storey rear extension, alterations to fenestration and alterations to create side entrance at lower ground floor level.

## SUMMARY OF REASONS AND INFORMATIVES

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### REASONS

U0187598	Reason for Refusal - Trees
U0187599	Reason for Refusal - Design/ Heritage
U0187600	Reason for Refusal - Neighbour amenity

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### INFORMATIVES

U0093899	Incorrect Drawing Title
U0093905	Decision drawing numbers ~~
U0093901	NPPF REFUSAL- Para. 38-42

# DETAILED REASONS AND INFORMATIVES

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## DETAILED REASONS

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### **U0187598 Reason for Refusal - Trees**

In the absence of a satisfactory replacement tree planting scheme to mitigate the loss of the trees required to facilitate the development, and adequate tree protection, the proposal by reason of its siting, is considered likely to impact on the health and longevity of nearby trees, in particular T07 Palm, to the detriment of the visual amenity of the locality and the character and appearance of the conservation area. The proposal is contrary to the NPPF and, in particular, policies LP1, LP3 and LP16 of the Local Plan (2018).

### **U0187599 Reason for Refusal - Design/ Heritage**

The proposed entrance doors to the front and side elevations, and the lower ground floor side/rear extension, by reason of their siting, scale, design and materiality, would result in an unsympathetic and incongruous form of development that fails to preserve or enhance the setting, character and appearance of the host building of townscape merit. The scheme is therefore contrary to, in particular, policies LP1 and LP4 of the Local Plan (2018), publication Local Plan policies 28 and 30, as well as the Supplementary Planning Documents 'House Extensions and External Alterations' (2015) and CA30 St Matthias Richmond Conservation Area Statement and CA30 St Matthias Richmond Conservation Area Study.

### **U0187600 Reason for Refusal - Neighbour amenity**

The proposed lower ground floor side/rear extension by reason of its combined design, siting and depth will result in a visually intrusive, dominant and unneighbourly form of development that would adversely impact on the amenity of the occupants of No.64 Mount Ararat Road. As such, the proposal is contrary to, in particular, Policy LP8 of the Local Plan (2018), and the following the following Supplementary Planning Documents/Guidance; House Extensions and External Alterations (2015).

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## DETAILED INFORMATIVES

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### **U0093899 Incorrect Drawing Title**

Drawing Number 5488 - 105 Rev B has been incorrectly labelled as the Proposed Lower Ground Floor Plan. Any future planning submission should be supported by the correctly labelled drawing.

### **U0093905 Decision drawing numbers ~~**

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

5488-100, 5488-101, 5488-102, 5488-103, 5488-104A, 5548-105B, 5548-106A, 5548-107A, 5488-108, 5488-109 received 25th June 2024

### **U0093901 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).

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION  
24/1609/FUL

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# **FUL 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:**

Planning Application

### **Appeal time:**

Within six months of the date of the council's decision letter.

### **Who can appeal?**

The applicant or their agent may lodge an appeal.

### **The right of appeal:**

You can appeal against the council's decision:

- If you applied to the Local Planning Authority and they:
  - Refused permission;
  - Gave permission but with conditions you think are inappropriate;
  - Haven't approved the details of a scheme which they or the Secretary of State have already given outline planning permission for or;
  - Have approved the details of a scheme but with conditions you think are inappropriate or unreasonable.
  
- If the LPA rejected a proposal arising from a condition or limitation on a planning permission.
- If the LPA don't decide your application within the time allowed. Normally the time allowed is eight weeks from when they accept your application.
- If the LPA told you they needed more information before they could decide your outline planning application, but you do not want to supply this.

You will make your appeal to the Department for Communities and Local Government of which the Planning Inspectorate is a part. Most are decided by specialist officers in the Planning Inspectorate. Only the person or business applying for consent to display an advertisement may appeal. If the council issues a discontinuance notice, only those on whom the notice is served may appeal.

### **The appeal process:**

Appeals must be made

- Online at [www.planninginspectorate.gov.uk](http://www.planninginspectorate.gov.uk), or
- 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 process is fully documented on the website of the Planning Inspectorate [www.planninginspectorate.gov.uk](http://www.planninginspectorate.gov.uk), however in summary there are three main types of appeal:

#### **Written procedure:**

Written evidence is considered from the applicant/agent/business and the council. The council will send copies of any letters of objection or support they received when considering your application. Within six weeks of the Inspectorate receiving your appeal forms the council will send a copy of their statement to the Inspectorate. You must make any comment on these within three weeks.

#### **Hearing procedure:**

Hearings allow you and the council to exchange views and discuss your appeal. Before the hearing the council will send a copy of their statement to you and the Inspectorate. You can comment on their statement in writing otherwise the Inspectorate will treat the reasons given in your appeal form as the basis of your case for discussion.

Hearings are usually held in council offices. The Inspector leads the discussion and invites the people involved to put their points across. The Inspector will visit the site unaccompanied before the hearing and will make a further accompanied visit as part of the hearing.

**Inquiry procedure:**

Inquiries are normally for large-scale applications. A public inquiry is a formal procedure in which both parties have legal representation.

**Making your views known on someone else's appeal:**

The LPA will notify anyone who took part in the consultations when you first applied for permission that you are appealing. For appeals decided by hearing or inquiry the LPA will tell interested people when and where this will be and let them know that they can attend. The Inspectorate will also take account of the views of certain groups who have a right to comment, for example, owners of a site, local amenity groups and so on.

**Costs:**

Normally you and the council will pay for your own expenses in an appeal. You can only claim costs when you can show that the council have behaved in an unreasonable way causing unnecessary expense.

**Who to contact?**

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

Write to Initial Appeals, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN

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

Write to The Appeals Officer, Development Control, Civic Centre, 44 York Street, Twickenham TW1 3BZ