

Place Division / Development Management

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Letter Printed 28 August 2024

FOR DECISION DATED
28 August 2024

Dear Sir/Madam

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

Application: 24/1674/HOT
Your ref: 22 Princes Road 2024
Our ref: DC/JMA/24/1674/HOT
Applicant: Mr Alistair Kirkbright
Agent: STEVE BADGER

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

22 Princes Road Richmond TW10 6DH

for

Part single/part two storey rear extension, replacement rear dormer, addition of front and rear rooflights and replacement window to first floor rear.

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 24/1674/HOT

APPLICANT NAME

Mr Alistair Kirkbright
22 Princes Road
Richmond
Richmond Upon Thames
TW10 6DH

AGENT NAME

STEVE BADGER
Pyramus, East Street
East Street
LEWES
BN7 2LJ
United Kingdom

SITE

22 Princes Road Richmond TW10 6DH

PROPOSAL

Part single/part two storey rear extension, replacement rear dormer, addition of front and rear rooflights and replacement window to first floor rear.

SUMMARY OF REASONS AND INFORMATIVES

REASONS

U0187842	Reason for Refusal
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INFORMATIVES

IL26E	NPPF REFUSAL- Para. 38-42
U0093984	Decision Drawings

DETAILED REASONS AND INFORMATIVES

DETAILED REASONS

U0187842 Reason for Refusal

The proposed dormer, by virtue of its siting, scale, bulk and design would result in harm to the character and appearance of the host Building of Townscape Merit, the terrace of Building of Townscape Merit to which it forms part and of the Conservation Area. As such the proposal fails to comply with policies LP1, LP3 and LP4 of the Local Plan, Policies 28, 29 and 30 of the Publication Local Plan (Regulation 19 Version), the Supplementary Planning Document: 'House Extensions and External Alterations,' as well as the Conservation Area Statement for St Matthias CA.

DETAILED INFORMATIVES

IL26E 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 seek formal pre-application advice, however, the Council's recommendations for amendments were not followed, and the scheme was found to be contrary to policy and guidance, and therefore the application was 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.
- 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.
- o The application was recommended for approval and referred to the first available Planning Committee, where the agents / applicants had an opportunity to present the case. The Planning Committee found the scheme was contrary to policy and guidance, and subsequently refused. The Council is ready to enter into formal pre-application discussions, via the 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.

U0093984 Decision Drawings

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

190 - 001 Site Location Plan; 190 - 002 Existing Plans; 190 - 004 Existing Elevations and Section; 190 - 104 Rev E Proposed Elevations; 190 - 105 Rev E Proposed Ground Floor; 190 - 106 Rev E Proposed First Floor; 190 - 107 Rev E Proposed Roof Plan; 190 - 108 Rev E Proposed Section; 190 - 114 Proposed Side Elevations received on 03 July 2024.

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION
24/1674/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