

**Place Division / Development Management**

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Mr Brendan Tracey  
Phillips Tracey Architects  
Unit 1  
Times Court  
Retreat Road  
Richmond  
TW9 1AF  
United Kingdom

Letter Printed 2 September 2024

**FOR DECISION DATED**  
2 September 2024

Dear Sir/Madam

**Planning (Listed Buildings and Conservation Areas) Act 1990  
Decision Notice**

**Application:** 24/1721/LBC  
**Your ref:** 7 The Vineyard  
**Our ref:** DC/JLO/24/1721/LBC  
**Applicant:** Mr Brendan Tracey  
**Agent:** Mr Brendan Tracey

**WHEREAS** in accordance with the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 and any orders and Regulations made thereunder, you have made an application received on **8 July 2024** and illustrated by plans for Listed Building Consent for works at:

**7 The Vineyard Richmond TW10 6AQ**

for

**Demolition of existing single storey rear extensions, internal alterations and new single storey rear extension.**

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 any Orders and regulations made thereunder that consent is hereby **REFUSED** for the reason(s) 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 24/1721/LBC

## APPLICANT NAME

Mr Brendan Tracey  
7 The Vineyard  
Richmond  
Richmond Upon Thames  
TW10 6AQ

## AGENT NAME

Mr Brendan Tracey  
Unit 1  
Times Court  
Retreat Road  
Richmond  
TW9 1AF  
United Kingdom

## SITE

7 The Vineyard Richmond TW10 6AQ

## PROPOSAL

Demolition of existing single storey rear extensions, internal alterations and new single storey rear extension.

## SUMMARY OF REASONS AND INFORMATIVES

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### REASONS

U0188125	Reason for Refusal - Design and Heritage
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### INFORMATIVES

U0094047	NPPF Refusal
U0094048	Decision Drawings

# DETAILED REASONS AND INFORMATIVES

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## DETAILED REASONS

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### **U0188125 Reason for Refusal - Design and Heritage**

The application, by reason of its lack of information regarding the significance of the existing heritage asset and the proposed internal works and extension would result in harm to the historic fabric, plan form and hierarchy of the host Grade II Listed Building. These works would result in less than substantial harm to the significance of the listed building and there are no public benefits to outweigh this harm. Therefore, the proposal is contrary to the Richmond Local Plan (2018), in particular policy LP1, LP3, Publication Local Plan policies 28 and 29, the House Extensions and External Alterations SPD and the NPPF.

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## DETAILED INFORMATIVES

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### **U0094047 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:

The applicant did not seek pre-application advice and the scheme was found to be contrary to policy and guidance, and subsequently refused without delay.

### **U0094048 Decision Drawings**

For the avoidance of doubt, the following documents were taken into account in the assessment of this application:

428-A-LP-00 REV (Location Plan); 2419G- (Measured Survey Ground and Site Plan); 24191- (Measured Survey First Floor Plan); 24192- (Measured Survey Second Floor Plan); 2419E- (Measured Survey Elevations); 2419RP (Measured Survey Roof Plan); 428-A-E-00 REV - (South Rear Elevation Proposed); 428-A-E-01 REV - (East Side Elevation Proposed); 428-A-EX-E-00\_ (South Rear Elevation Existing); 428-A-EX-E-01 9East Side Elevation Existing); 428-A-EX-P-00 (Floor Plans Existing); 428-A-EX-S-00 (Section AA Existing); 428-A-P-00 REV D (Floor Plans Proposed); 428-A-S-00 REV (Section AA Proposed) - received 8 July 2024.

428-A-FS-00 (Fire Safety Strategy Plans); Fire Safety Strategy; Schedule of Works - recieved 17 July 2024

Planning, Heritage and Design and Access Statement received 08.07.2024

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION  
24/1721/LBC

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# **LBC 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:**

Listed Building Consent 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