

Place Division / Development Management

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Sean Currie
BCS Partnership
13 Creswick Road
Acton
London
W3 9HG

Letter Printed 3 September 2024

FOR DECISION DATED
3 September 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: 24/1793/PS192
Your ref: 12MR LDA
Our ref: DC/KEM/24/1793/PS192
Applicant: Lara Howells
Agent: Sean Currie

In pursuance of their powers under the above mentioned Act and Order, the LONDON BOROUGH OF RICHMOND UPON THAMES ("The Council") as Local Planning Authority **HEREBY REFUSE** your application received on 15 July 2024 for a Certificate of Lawful use or Development under Section 192 of the Act relating to:

12 Milton Road East Sheen London SW14 8JR

for

Rear dormer loft conversion with 3 no. rooflights to the front roof slope, replacement first floor windows to dark grey finish.

The grounds for the Council's decision are subject to the reasons and informatives 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 REASONS AND INFORMATIVES FOR APPLICATION 24/1793/PS192

APPLICANT NAME

Lara Howells
12 Milton Road
East Sheen
London
SW14 8JR

AGENT NAME

Sean Currie
13 Creswick Road
Acton
London
W3 9HG

SITE

12 Milton Road East Sheen London SW14 8JR

PROPOSAL

Rear dormer loft conversion with 3 no. rooflights to the front roof slope, replacement first floor windows to dark grey finish.

SUMMARY OF REASONS AND INFORMATIVES

REASONS

U0188270	A.3(a), B.2 (a) and C.1(b)
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INFORMATIVES

U0094141	Decision Drawing Numbers
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DETAILED REASONS AND INFORMATIVES

DETAILED REASONS

U0188270 A.3(a), B.2 (a) and C.1(b)

This proposal CONSTITUTES DEVELOPMENT within the meaning of Section 55 of the Town and Country Planning Act 1990, and a planning application IS REQUIRED. This is because it does not meet criteria laid down in the Town and Country Planning (General Permitted Development) (England) Order 2015 and any subsequent legislative amendments.

The scheme does not comply with A.3 (a) of Class A, Schedule 2, Part 1 of the Town and Country (General Permitted Development) Order 2015 (as amended), this is because the materials used in the exterior work to the fenestration at first floor level will not match that of the existing.

The scheme does not comply with B.2 (a) of Class B, Schedule 2, Part 1 of the Town and Country (General Permitted Development) Order 2015 (as amended), this is because the large square window does not reflect the vertical design of the existing fenestration as seen on the host dwelling, and as such does not provide a similar visual appearance.

The scheme does not comply with C.1 (b) of Class C, Schedule 2, Part 1 of the Town and Country (General Permitted Development) Order 2015 (as amended), this is because the submitted drawings and information do not confirm that the proposed rooflights would not project by more than 150mm from the plane of the roof surface.

DETAILED INFORMATIVES

U0094141 Decision Drawing Numbers

For the avoidance of doubt the Drawing(s) No(s) to which this decision refers are as follows:- Location Plan, E101, E102, E103, E104, E105, E106, E107, E108, E109, E110, E111, E112, E113 & E114 received on 15 Jul 2024.

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION
24/1793/PS192

NOTES:

- 1. If you are aggrieved by the decision of the Council to refuse an application for a certificate under Sections 191 and 192 of the Town and Country Planning Act 1990 (as amended) or to refuse in part 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.**