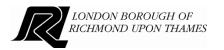
Place Division / Development Management

Web: www.richmond.gov.uk/planning Email: envprotection@richmond.gov.uk

Tel: 020 8891 1411

Textphone: 020 8891 7120



Robin Arthur Arthur Architects 84 Manor Grove Richmond TW9 4QF United Kingdom Letter Printed 4 September 2024

FOR DECISION DATED 4 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: 24/1781/PS192

Your ref: 1034-XX 007 Clive Road - Loft Our ref: DC/JPH/24/1781/PS192

Applicant: Mr John Wade **Agent:** Robin Arthur

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 12 July 2024 for a Certificate of Lawful use or Development under Section 192 of the Act relating to:

7 Clive Road Twickenham TW1 4SQ

for

Proposed hip to gable loft conversion with rear dormer and rooflights on the front slope.

The grounds for the Council's decision are subject to the reasons and informatives overleaf.

Yours faithfully

Robert Angus

Head of Development Management

SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 24/1781/PS192

APPLICANT NAME

Mr John Wade 7 Clive Road Twickenham Richmond Upon Thames TW1 4SQ **AGENT NAME**

Robin Arthur 84 Manor Grove Richmond TW9 4QF United Kingdom

SITE

7 Clive Road Twickenham TW1 4SQ

PROPOSAL

Proposed hip to gable loft conversion with rear dormer and rooflights on the front slope.

SUMMARY OF REASONS AND INFORMATIVES

REASONS	
U0188323	Development/ Permission Required
INFORMATIVES	
U0093739	Decision drawings

DETAILED REASONS AND INFORMATIVES

DETAILED REASONS

U0188323 Development/ Permission Required

This proposal constitutes development within the meaning of Section 55 of the Town and Country Planning Act 1990, and a planning application is required for the reasons outlined below:

The proposed windows to the side gable and rear dormer, would be of a different shape and visual appearance to those used on the rest of the house. This would be contrary to Permitted development rights for householders: Technical Guidance and to Paragraph A.3 (a) Schedule 2, Part 1, Class A and B.2 (a) of Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

It is not clear from the information submitted whether the proposed window on the side elevation would have obscured glazing and be 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. Therefore, the window would be contrary to Paragraph A.3 (b) Schedule 2, Part 1, Class A and B.2 (c) of Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

There is no annotation on the submitted drawings to indicate that the proposed rooflights on the front elevation would protrude from the plane of the roof surface by less than 0.15m, as such it is not clear that the scheme would comply with Paragraph C.1 (b) of Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

DETAILED INFORMATIVES

U0093739 Decision drawings

For the avoidance of doubt the drawing numbers to which this decision refers are as follows:- 001, 002 rev A, 011 rev A, 012 rev A, 014 rev A Received: 12th July 2024

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 24/1781/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.