

**Place Division / Development Management**

Web: [www.richmond.gov.uk/planning](http://www.richmond.gov.uk/planning)  
Email: [envprotection@richmond.gov.uk](mailto: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

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 24/1781/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](http://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.**