

**Place Division / Development Management**

Web: [www.richmond.gov.uk/planning](http://www.richmond.gov.uk/planning)  
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Mrs Silva Beckhaeuser  
creative minds Interior Design Ltd  
10 Ranelagh Avenue  
London  
SW13 0BP

Letter Printed 4 September 2024

**FOR DECISION DATED**  
4 September 2024

Dear Sir/Madam

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

**Application:** 24/1627/HOT  
**Your ref:** 11 Ullswater Road SW13 9PL  
**Our ref:** DC/RHE/24/1627/HOT  
**Applicant:** Mrs Ximena Briones  
**Agent:** Mrs Silva Beckhaeuser

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

**11 Ullswater Road Barnes London SW13 9PL**

for

**Alteration to fenestration at rear and side elevations, including addition of Juliette balconies. Removal of garage door and conversion of garage to boot/laundry room. Raise side return sloping roof to flat roof. Side extension at first floor level.**

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 24/1627/HOT

## APPLICANT NAME

Mrs Ximena Briones  
11 Ullswater Road  
Barnes  
London  
Richmond Upon Thames  
SW13 9PL

## AGENT NAME

Mrs Silva Beckhaeuser  
10 Ranelagh Avenue  
London  
SW13 0BP

## SITE

11 Ullswater Road Barnes London SW13 9PL

## PROPOSAL

Alteration to fenestration at rear and side elevations, including addition of juliette balconies. Removal of garage door and conversion of garage to boot/laundry room. Raise side return sloping roof to flat roof. Side extension at first floor level.

## SUMMARY OF REASONS AND INFORMATIVES

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### REASONS

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U0188310	Reason for Refusal- Neighbour Amenity
U0188309	Reason for Refusal - Design

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### INFORMATIVES

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U0094095	NPPF REFUSAL- Para. 38-42
U0094093	Decision Drawing No.s

## DETAILED REASONS AND INFORMATIVES

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### DETAILED REASONS

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#### **U0188310 Reason for Refusal- Neighbour Amenity**

The proposed balcony, by reason of its size, siting and relationship to neighbouring properties would result in an unacceptable loss of privacy to the detriment of the amenities enjoyed by the occupants of neighbouring properties, in particular Nos 9 and 15 Ullswater Road. The proposal is therefore contrary to, in particular, Policy LP 8 of the Local Plan (2018) and policy 46 of the Publication Local Plan.

#### **U0188309 Reason for Refusal - Design**

By virtue of its height, siting and scale, the proposed first floor side extension would appear visually intrusive within the streetscene and would fail to maintain a sense of spaciousness at first floor level, resulting in a harmful terracing effect which would disrupt the rhythm of built form to space within this part of Ullswater Road. The proposed balcony, by reason of its combined siting at roof level, loss of eaves, and scale would result in an unsympathetic and incongruous form of development that would harm the character and appearance of the host dwelling and the surrounding area. The scheme therefore fails to comply with, in particular, policy LP1 of the Local Plan (adopted 2018), policy 28 of the Publication Local Plan, and the House Extensions and External Alterations Supplementary Planning Document (May 2015).

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### DETAILED INFORMATIVES

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#### **U0094095 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 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](http://www.richmond.gov.uk/pre-application_for_developers).

#### **U0094093 Decision Drawing No.s**

For the avoidance of doubt the Drawing(s) No(s) to which this decision refers are as follows: 01 Rev A, 02 Rev A, 03 Rev A, 04 Rev A, 05 Rev A, 06 Rev A, 07 Rev A, 08 Rev A, Existing and Proposed Plans and Elevations received 11th July 2024  
Location Plan received 12 August 2024

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION  
24/1627/HOT

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# **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](http://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](http://www.planninginspectorate.gov.uk)

Email [enquiries@pins.gsi.gov.uk](mailto:enquiries@pins.gsi.gov.uk)

Telephone 0303 444 5000

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