

Place Division / Development Management

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Mr patrick Owens
patrick owens design ltd
103 Westfields Avenue,
Barnes
London
SW13 0AY
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: 24/1758/PS192
Your ref: 2 Atwood Ave - PD 2
Our ref: DC/RHE/24/1758/PS192
Applicant: Mr patrick Owens
Agent: Mr patrick Owens

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

2 Atwood Avenue Kew Richmond TW9 4HG

for

The proposal includes a hip to gable and dormer loft conversion.

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 24/1758/PS192

APPLICANT NAME

Mr patrick Owens
2 Atwood Avenue
Kew
Richmond Upon Thames
TW9 4HG
United Kingdom

AGENT NAME

Mr patrick Owens
103 Westfields Avenue,
Barnes
London
SW13 0AY
United Kingdom

SITE

2 Atwood Avenue Kew Richmond TW9 4HG

PROPOSAL

The proposal includes a hip to gable and dormer loft conversion.

SUMMARY OF REASONS AND INFORMATIVES

REASONS

U0188336	Reason for Refusal
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INFORMATIVES

U0094080	Decision drawing nos
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DETAILED REASONS AND INFORMATIVES

DETAILED REASONS

U0188336 Reason for Refusal

The 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 B.1 (d) (ii) of Class B of Part 1 Schedule 2 laid out in the Town and Country Planning (General Permitted Development) (England) Order 2015 and any subsequent legislative amendments as the application fails to satisfactorily demonstrate that the resulting roof space would not exceed the cubic content of the original roof space by more than 50 cubic metres.

DETAILED INFORMATIVES

U0094080 Decision drawing nos

For the avoidance of doubt the Drawing(s) No(s) to which this decision refers are as follows:

E09, D04 received 3rd Septemeber 2024

E02, E022, E03, E04, E05, E07, E08, P022, P03, P04, P05, P06, P07, P08, P09, P10 received 10th July 2024

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION
24/1758/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.**