

Place Division / Development Management

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Mr Joe Purcell
Revive Renovations Ltd
Penhurst House
352-356 Battersea Park Road
Wandsworth
London
SW11 3BY
United Kingdom

Letter Printed 11 September 2024

FOR DECISION DATED
11 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: 24/1845/PS192
Your ref: 10 The Hermitage SW13 9RF LDC
Our ref: DC/JMA/24/1845/PS192
Applicant: Mr Tom Hanks
Agent: Mr Joe Purcell

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

10 The Hermitage Barnes London SW13 9RF

for

Erection of rear dormer roof extension and single storey ground floor rear extension

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

Yours faithfully

www.richmond.gov.uk/planning

London Borough of Richmond upon Thames
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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 24/1845/PS192

APPLICANT NAME

Mr Tom Hanks
10 The Hermitage
Barnes
London
Richmond Upon Thames
SW13 9RF

AGENT NAME

Mr Joe Purcell
Penhurst House
352-356 Battersea Park Road
Wandsworth
London
SW11 3BY
United Kingdom

SITE

10 The Hermitage Barnes London SW13 9RF

PROPOSAL

Erection of rear dormer roof extension and single storey ground floor rear extension

SUMMARY OF REASONS AND INFORMATIVES

REASONS

U0188669	Reason for Refusal
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INFORMATIVES

U0094279	Section 192 Informative
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DETAILED REASONS AND INFORMATIVES

DETAILED REASONS

U0188669 Reason for Refusal

This rear dormer 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.

Specifically the proposal fails to demonstrate compliance with criterion B.1 (d) of Class B Part 1, Schedule 2 of The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 (as amended).

DETAILED INFORMATIVES

U0094279 Section 192 Informative

For the avoidance of doubt the drawing numbers to which this decision refers are as follows:

01 Location Plan; 02 EXISTING FLOOR PLANS; 03 EXISTING FLOOR PLANS; 04 EXISTING SIDE ELEVATIONS; 05 EXISTING SECTIONS A-A' & B-B'; 06 PROPOSED FLOOR PLANS; 07 PROPOSED FLOOR PLANS; 08 PROPOSED ELEVATIONS; 09 PROPOSED SECTIONS A-A' & B-B' received on 18 July 2024.

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION
24/1845/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.**