

**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



Mr Ivan Gale-Brown  
IGB Architect  
30 Westcar Lane  
Hersham  
Walton On Thames  
Surrey  
KT12 5ES  
United Kingdom

Letter Printed 12 September 2024

**FOR DECISION DATED**  
12 September 2024

Dear Sir/Madam

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

**Application:** 24/1852/HOT  
**Your ref:** 35 Clare Lawn Avenue Version ...  
**Our ref:** DC/GRE/24/1852/HOT  
**Applicant:** Mr Amit Sanghvi  
**Agent:** Mr Ivan Gale-Brown

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

**35 Clare Lawn Avenue East Sheen London SW14 8BE**

for

**Rear dormer roof extension, construction of first floor rear extension with accommodation in roof, addition of rooflights and replacement rooftiles. Addition of roof lantern to existing single storey projection, alterations to fenestration and alterations to front facade including relocation of front door.**

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 24/1852/HOT

## APPLICANT NAME

Mr Amit Sanghvi  
35 Clare Lawn Avenue  
East Sheen  
London  
Richmond Upon Thames  
SW14 8BE

## AGENT NAME

Mr Ivan Gale-Brown  
30 Westcar Lane  
Hersham  
Walton On Thames  
Surrey  
KT12 5ES  
United Kingdom

## SITE

35 Clare Lawn Avenue East Sheen London SW14 8BE

## PROPOSAL

Rear dormer roof extension, construction of first floor rear extension with accommodation in roof, addition of rooflights and replacement rooftiles. Addition of roof lantern to existing single storey projection, alterations to fenestration and alterations to front facade including relocation of front door.

## SUMMARY OF REASONS AND INFORMATIVES

---

### REASONS

U0188704	Refusal - Neighbour Amenity
----------	-----------------------------

---

### INFORMATIVES

U0094294	Decision drawings
U0094295	NPPF

# DETAILED REASONS AND INFORMATIVES

---

## DETAILED REASONS

---

### **U0188704 Refusal - Neighbour Amenity**

By reason of its combined height, depth and siting in close proximity to the boundary, the first floor rear extension would be an overbearing, visually intrusive and unneighbourly form of development which would result in an unacceptable sense of enclosure, to the detriment of the residential amenity of nearby occupants, in particular, No 33 Clare Lawn Avenue. The proposed development would thereby be contrary to, in particular, policy LP8 of the Local Plan (2018), policy 46 of the Publication Local Plan and the council's 'House Extensions and External Alterations' (2015) Supplementary Planning Document.

---

## DETAILED INFORMATIVES

---

### **U0094294 Decision drawings**

For the avoidance of doubt, the following documents were taken into account in the assessment of this application:

Location Plan; 01; 02; 03 F and 04 E received 19 July 2024

### **U0094295 NPPF**

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 seek formal pre-application advice, however, the Council's recommendations for amendments were not followed, and the scheme was found to be contrary to policy and guidance, and therefore the application was 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).

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION  
24/1852/HOT

---

# **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