

Place Division / Development Management

Web: www.richmond.gov.uk/planning
Email: envprotection@richmond.gov.uk
Tel: 020 8891 1411
Textphone: 020 8891 7120



Mr Mentor Idrizi
Design2Build London Limited
58
Mitchell Road
Palmers Green
Enfield
N136EE

Letter Printed 10 October 2024

FOR DECISION DATED
10 October 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: 24/2074/PS192
Your ref: 52 Arlington Road Loft Applic...
Our ref: DC/JPH/24/2074/PS192/PS192
Applicant: Mr Egor Fufachev
Agent: Mr Mentor Idrizi

WHEREAS in accordance with the provisions of the Town and Country Planning Act 1990 and the relevant Orders made thereunder, you have made an application received on **15 August 2024** for a **CERTIFICATE OF LAWFUL USE OR DEVELOPMENT** relating to:

52 Arlington Road Teddington TW11 8NJ

for

L-shape rear dormer roof extensions. Rooflights to front elevation

You are advised that the above works/use at the premises edged red on the decision drawings specified on the attached schedule were/was lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended) for the reason(s) summarised and detailed 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 CONDITIONS AND INFORMATIVES FOR APPLICATION 24/2074/PS192

APPLICANT NAME

Mr Egor Fufachev
52 Arlington Road
Teddington
Richmond Upon Thames
TW11 8NJ

AGENT NAME

Mr Mentor Idrizi
58
Mitchell Road
Palmers Green
Enfield
N136EE

SITE

52 Arlington Road Teddington TW11 8NJ

PROPOSAL

L-shape rear dormer roof extensions. Rooflights to front elevation

The reason(s) and/or informatives(s) applicable to this application are as follows:

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

U0190441	Dev/Permitted Class C Roof Alterations
U0190440	Dev/Permitted Class B Roof Extensions

INFORMATIVES

U0094816	Volume limit
U0093996	Decision drawing numbers

PLEASE NOTE:

1. This certificate issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the use/operations/matter specified taking place on the land described above was/would have been lawful on the specified date and thus was not/would not have been liable to enforcement action under Section 172 of the 1990 Act on that date.
3. This certificate applies only to the extent of the use/operations/matter described and to the land specified and identified on the attached plan. Any use/operations/matter which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
4. The effect of the certificate is also qualified by the proviso in section 192(4) of the 1990 Act, as amended, which states that the lawfulness of the described use or operation is only conclusively presumed when there has been no material change, before the use of is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.

DETAILED CONDITIONS AND INFORMATIVES

DETAILED CONDITIONS

U0190441 Devt/Permitted Class C Roof Alterations

This proposal CONSTITUTES DEVELOPMENT within the meaning of Section 55 of the Town and Country Planning Act 1990, but by virtue of Article 3 and Schedule 2 of the Town and Country (General Permitted Development) (England) Order 2015 and any subsequent legislative amendments is of a class which is described as PERMITTED DEVELOPMENT and therefore planning permission IS NOT REQUIRED subject to the following condition:

- (a) that any window located on a roof slope forming a side elevation of the dwellinghouse shall be:
 - (i) obscure-glazed; and
 - (ii) 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.

U0190440 Devt/Permitted Class B Roof Extensions

This proposal CONSTITUTES DEVELOPMENT within the meaning of Section 55 of the Town and Country Planning Act 1990, but by virtue of Article 3 and Schedule 2 of the Town and Country (General Permitted Development) (England) Order 2015 and any subsequent legislative amendments is of a class which is described as PERMITTED DEVELOPMENT and therefore planning permission IS NOT REQUIRED subject to the following conditions:

- (a) the materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
- (b) the enlargement must be constructed so that:
 - (i) other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension:
 - (aa) the eaves of the original roof are maintained or reinstated; and
 - (bb) the edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and
 - (ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse; and
- (c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse shall be:
 - (i) obscure-glazed, and
 - (ii) 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.

DETAILED INFORMATIVES

U0094816 Volume limit

The applicant is informed that, as the proposed scheme is very close to volume limit, that the scheme must be built exactly as shown on the plans and that exceeding the given dimensions by a few millimetres will result in the scheme requiring planning permission which may not necessarily be granted.

U0093996 Decision drawing numbers

If you alter your proposals in any way, including to comply with the Building Regulations, a further planning application may be required. If you wish to deviate in any way from the proposals shown on the approved drawings you should contact the Development Control Department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 7300).

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

52AR-PD-01/Rev 1, 9RC-PD-02/ Rev 3, 52AR-PD-03/Rev 3, 52AR-PD-04/ Rev 3, 52AR-PD-05/ Rev 1, 52AR-PD-06/ Rev 2, 52AR-PD-07/ Rev 3, 52AR-PD-08/ Rev 3; received on 9th October 2024.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION
24/2074/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.**