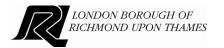
#### **Place Division / Development Management**

Web: www.richmond.gov.uk/planning Email: envprotection@richmond.gov.uk

Tel: 020 8891 1411

Textphone: 020 8891 7120



Ms Reah Booth Detail Architects 86-90 Paul Street Shoreditch

London EC2A 4NE

United Kingdom

Dear Sir/Madam

Letter Printed 11 October 2024

FOR DECISION DATED

11 October 2024

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

Application: 24/2181/HOT

Your ref: 14 West Park Road, Richmond

Our ref: DC/RHE/24/2181/HOT Applicant: R & J Giangrande Agent: Ms Reah Booth

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

#### 14 West Park Road Kew Richmond TW9 4DA

for

Hip to gable and rear dormer roof extensions. Rooflights to front elevation. Single storey rear extension

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

12 Amy

Robert Angus Head of Development Management

# SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 24/2181/HOT

**APPLICANT NAME** 

R & J Giangrande 14 West Park Road

Kew

Richmond Upon Thames

TW9 4DA

**AGENT NAME** 

Ms Reah Booth 86-90 Paul Street

Shoreditch London

EC2A 4NE

**United Kingdom** 

#### SITE

14 West Park Road Kew Richmond TW9 4DA

#### **PROPOSAL**

Hip to gable and rear dormer roof extensions. Rooflights to front elevation. Single storey rear extension

### SUMMARY OF REASONS AND INFORMATIVES

R	F	Δ	S	<u></u>	N	9

U0190476 Design/heritage

#### **INFORMATIVES**

U0094769 NPPF REFUSAL- Para. 38-42

U0094768 Decision drawing nos

#### **DETAILED REASONS AND INFORMATIVES**

#### **DETAILED REASONS**

#### U0190476 Design/heritage

The hip to gable and rear dormer roof extensions by reason of their siting, scale, bulk, materials and massing, would create a visually incongruous and dominant addition to the dwellinghouse, and create an imbalance to the appearance of No. 14 and No.16. The development is thereby contrary to the Richmond Local Plan (2018) in particular policies LP1, LP3, the Richmond Publication Version Local Plan (Regulation 19 version) in particular policies 28 and 29 and the Supplementary Planning Documents on House Extensions and External Alterations, Conservation Areas, Kew Village Planning Guidance and Burlington Avenue & West Park Road Conservation Area Statement and the NPPF.

#### **DETAILED INFORMATIVES**

#### U0094769 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.

#### U0094768 Decision drawing nos

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

Location Plan, P100, P101, P200, P201, P202, P203, P211, P212, P215 received 29th August 2024

P211A received 3rd September 2024

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 24/2181/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, 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 Email enquiries@pins.gsi.gov.uk Telephone 0303 444 5000

London Borough of Richmond Upon Thames -Website www.richmond.gov.uk/planning Email planningappeals@richmond.gov.uk Telephone 020 8891 1411 for advice