

**Place Division / Development Management**

Web: [www.richmond.gov.uk/planning](http://www.richmond.gov.uk/planning)  
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Mr Tim Routledge  
18 Church Grove  
London  
Hampton Wick  
KT1 4AL  
United Kingdom

Letter Printed 24 October 2024

**FOR DECISION DATED**  
24 October 2024

Dear Sir

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

**Application:** 24/1443/HOT  
**Your ref:** Shorten length of front garde...  
**Our ref:** DC/GNI/24/1443/HOT  
**Applicant:** Mr Tim Routledge  
**Agent:**

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

**18 Church Grove Hampton Wick Kingston Upon Thames KT1 4AL**

for

**Retention of low front garden wall. Proposed raising in height of 1No. existing pier. Creation of new 3m wide vehicle crossover to provide access to two new parking spaces with associated landscaping (part retrospective application) (amended description).**

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 24/1443/HOT

## APPLICANT NAME

Mr Tim Routledge  
18 Church Grove  
London  
Hampton Wick  
KT1 4AL  
United Kingdom

## AGENT NAME

## SITE

18 Church Grove Hampton Wick Kingston Upon Thames KT1 4AL

## PROPOSAL

Retention of low front garden wall. Proposed raising in height of 1No. existing pier. Creation of new 3m wide vehicle crossover to provide access to two new parking spaces with associated landscaping (part retrospective application) (amended description).

## SUMMARY OF REASONS AND INFORMATIVES

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### REASONS

|          |  |
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| U0191455 | NS01 -Design and Harm to Heritage Assets |
| U0191456 | NS02 - Pedestrian and Highway Safety     |

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### INFORMATIVES

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|----------|----------------------------|
| U0094713 | Decision Drawings          |
| U0094710 | NPPF REFUSAL - Para. 38-42 |

## DETAILED REASONS AND INFORMATIVES

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### DETAILED REASONS

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#### **U0191455      NS01 -Design and Harm to Heritage Assets**

The altered front garden condition, including boundary wall alteration and associated hardstanding and railings, has caused harm to the host property and its heritage significance as a Building of Townscape Merit (non-designated heritage asset) and the character, appearance and significance of the Hampton Wick Conservation Area (designated heritage asset) and the Hampton Wick Village Character Area. It would fail to preserve or enhance the high-quality character and heritage of the Borough, contrary to policies LP1 and LP45 of the Richmond Local Plan (2018). It would fail to preserve or enhance the significance of a designated heritage asset, and the significance, character and setting of a non-designated heritage asset, contrary to policies of LP3 and LP4 of the Richmond Local Plan (2018). It would cause 'less than substantial harm' to these heritage assets and no public benefits arise from the proposed development. The proposed development is therefore contrary to section 72 of the Town Planning (Listed Buildings and Conservation Areas) Act 1990 and the NPPF. The proposal is contrary to the guidance contained in the Transport SPD 2020, the House Extensions and External Alterations SPD 2015 and the Richmond Publication Local Plan (Regulation 19 version).

#### **U0191456      NS02 - Pedestrian and Highway Safety**

The proposed development includes a car space of insufficient size which would overhang the footway on Church Grove and compromise highway and pedestrian safety. The proposed development is contrary to the London Plan, Policy LP 45 of the Richmond Local Plan (2018), Policy 48 of the Richmond Publication Local Plan (Regulation 19 version), the Transport SPD and Crossover Criteria.

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### DETAILED INFORMATIVES

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#### **U0094713      Decision Drawings**

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

Elevation Pre-existing - version 7 - received on 27.07.24

Elevation Current - version 2 - received on 11.06.24

Proposed Elevation - version 7 - received on 27.07.24

Site Plans - version 7 - received on 27.07.24

O.S Extract - Location Plan - received on 06.06.2024

#### **U0094710      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, 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/preapplication\\_for\\_developers](http://www.richmond.gov.uk/preapplication_for_developers).

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION  
24/1443/HOT

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# **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