

**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 Amol Kshatriya  
Good Design and Build  
Garment Building  
9 Fishers Lane  
Chiswick  
W4 1RX  
United Kingdom

Letter Printed 8 November 2024

**FOR DECISION DATED**  
8 November 2024

Dear Sir/Madam

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

**Application:** 24/2366/HOT  
**Your ref:** 21 Ormond Drive - Loft & Exte...  
**Our ref:** DC/GAP/24/2366/HOT  
**Applicant:** Mini and Laimonas Staskus  
**Agent:** Mr Amol Kshatriya

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

**21 Ormond Drive Hampton TW12 2TP**

for

**Erection of a ground floor rear extension, part two-storey part single-storey front extension and loft conversion with erection of a rear dormer.**

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 24/2366/HOT**

## **APPLICANT NAME**

Mini and Laimonas Staskus  
21 Ormond Drive  
Hampton  
Richmond Upon Thames  
TW12 2TP

## **AGENT NAME**

Mr Amol Kshatriya  
Garment Building  
9 Fishers Lane  
Chiswick  
W4 1RX  
United Kingdom

## **SITE**

21 Ormond Drive Hampton TW12 2TP

## **PROPOSAL**

Erection of a ground floor rear extension, part two-storey part single-storey front extension and loft conversion with erection of a rear dormer.

## **SUMMARY OF REASONS AND INFORMATIVES**

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### **REASONS**

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U0192452	Refusal
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### **INFORMATIVES**

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U0095582	Decision Drawings and Documents
U0095581	NPPF REFUSAL- Para. 38-42

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# DETAILED REASONS AND INFORMATIVES

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## DETAILED REASONS

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### **U0192452 Refusal**

The proposed grey roof tiles, by reason of being an unsympathetic, incongruous and visually obtrusive addition to the immediate locality of the application site, would unacceptably and harmfully erode the character and appearance of the Ormond Drive street scene. In doing so, the proposal fails to accord with the aims and objectives of Policy LP 1 of the Local Plan, Policy 28 of the Publication Local Plan and the ones of the SPD (2015) on House Extensions and External Alterations.

## DETAILED INFORMATIVES

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### **U0095582 Decision Drawings and Documents**

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

Flood Risk Assessment dated 14/05/2024.

E103 Rev F

E101 Rev F

E102 Rev F

E104 Rev F

Fire Safety Statement

Supporting Information

E100 Rev F

P103 Rev F

P101 Rev F

P102 Rev F

P104 Rev F

Other Open Land of Townscape Importance Report - received 19/09/2024.

### **U0095581 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:

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](http://www.richmond.gov.uk/pre-application_for_developers).

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION  
24/2366/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