

**Place Division / Development Management**

Web: [www.richmond.gov.uk/planning](http://www.richmond.gov.uk/planning)  
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Mr Dan Asher  
DSA Architecture  
1 Dunsmore Avenue  
Bingham  
Notts  
NG13 7AB  
UK

Letter Printed 11 November 2024

**FOR DECISION DATED**  
11 November 2024

Dear Sir/Madam

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

**Application:** 24/2315/HOT  
**Your ref:** 6 Latham Close\_Amended  
**Our ref:** DC/BGR/24/2315/HOT  
**Applicant:** Mr Neil Beagan  
**Agent:** Mr Dan Asher

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

**6 Latham Close Twickenham TW1 1BP**

for

**Two-Storey Side Extension, Single Storey Rear Extension alongside first floor loft extension with new roof lights. Render to existing front elevation with new gable end to replace existing hipped roof.**

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, sweeping horizontal line extending to the right.

Robert Angus  
Head of Development Management

# SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 24/2315/HOT

**APPLICANT NAME**

Mr Neil Beagan  
6 Latham Close  
Twickenham  
Richmond Upon Thames  
TW1 1BP

**AGENT NAME**

Mr Dan Asher  
1 Dunsmore Avenue  
Bingham  
Notts  
NG13 7AB  
UK

**SITE**

6 Latham Close Twickenham TW1 1BP

**PROPOSAL**

Two-Storey Side Extension, Single Storey Rear Extension alongside first floor loft extension with new roof lights. Render to existing front elevation with new gable end to replace existing hipped roof.

## SUMMARY OF REASONS AND INFORMATIVES

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**REASONS**

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U0192603	Reason for Refusal - Design
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**INFORMATIVES**

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U0095633	Decision drawings
U0095632	NPPF Refusal - Para. 38-42

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# DETAILED REASONS AND INFORMATIVES

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## DETAILED REASONS

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### **U0192603      Reason for Refusal - Design**

The proposed development, by virtue of its siting and excessive scale, bulk and massing, would result in an overly dominant and visually incongruous form of development, contrary to local character and to the detriment of the design and appearance of the host building.

As such the proposal fails to comply with, in particular, policy LP1 of the Local Plan (2018), and Supplementary Planning Document: 'House Extensions and External Alterations'.

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## DETAILED INFORMATIVES

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### **U0095633      Decision drawings**

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

Project no. 2310, Drawing no. 0001, Rev. 02 (dated Nov 2023 and prepared by DSA Architecture); and Application Form, received 16th September 2024.

### **U0095632      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/preapplication\\_for\\_developers](http://www.richmond.gov.uk/preapplication_for_developers).

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION  
24/2315/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