

**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)  
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Mr Nigel Hartley  
Chestnut Planning  
33 Trinity Church Road  
London  
SW13 8ET

Letter Printed 18 November 2024

**FOR DECISION DATED**  
18 November 2024

Dear Sir/Madam

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

**Application:** 24/2371/HOT  
**Your ref:** 123 White Hart Lane, SW13 0JW  
**Our ref:** DC/IZM/24/2371/HOT  
**Applicant:** Anna Stewart  
**Agent:** Mr Nigel Hartley

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

**123 White Hart Lane Barnes London SW13 0JW**

for

**Rear mansard roof extension, raising of the main roof ridge, and rooflights to the front roof slope.**

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 24/2371/HOT

## APPLICANT NAME

Anna Stewart  
123 White Hart Lane  
Barnes  
London  
Richmond Upon Thames  
SW13 0JW

## AGENT NAME

Mr Nigel Hartley  
33 Trinity Church Road  
London  
SW13 8ET

## SITE

123 White Hart Lane Barnes London SW13 0JW

## PROPOSAL

Rear mansard roof extension, raising of the main roof ridge, and rooflights to the front roof slope.

## SUMMARY OF REASONS AND INFORMATIVES

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### REASONS

U0192922	Reason for Refusal - Design and Heritage
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### INFORMATIVES

U0095395	NPPF REFUSAL- Para. 38-42
U0095394	Decision drawing numbers ~~

# DETAILED REASONS AND INFORMATIVES

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## DETAILED REASONS

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### **U0192922 Reason for Refusal - Design and Heritage**

By reason of their siting, scale, bulk and design, the proposed mansard roof extension, in combination with the increase in ridge height, would appear incongruous and over dominant, representing an unsympathetic and visually obtrusive form of development, which would result in the complete loss of the original roof form, substantially altering the modest design and profile of the roof. The proposals would result in harm to the character of both the host Building of Townscape Merit and the White Hart Lane Conservation Area, contrary to policy, in particular, LP1, LP3 and LP4 of the Local Plan (2018), 28, 29 and 30 of the Publication Local Plan, and the Supplementary Planning Documents on House Extensions and External Alterations, Design Quality, Conservation Areas, Buildings of Townscape Merit and Barnes Village Planning Guidance as supported by the White Hart Lane Mortlake Conservation Area Statement and Study.

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## DETAILED INFORMATIVES

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### **U0095395 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 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/pre-application\\_for\\_developers](http://www.richmond.gov.uk/pre-application_for_developers).

### **U0095394 Decision drawing numbers ~~**

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

Location Plan; 01; 02; 03; 04; 05; 06; received on 20/09/2024;.

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION  
24/2371/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