

Place Division / Development Management

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Ms Sinead Hagerty
Place Architecture and Design Ltd.
The Laurels
81 Fairhaven Road
Redhill
RH1 2LB

Letter Printed 26 November 2024

FOR DECISION DATED
26 November 2024

Dear Sir/Madam

**Planning (Listed Buildings and Conservation Areas) Act 1990
Decision Notice**

Application: 24/2406/LBC
Your ref: 59 Petersham Rd_Front and Rea...
Our ref: DC/SGR/24/2406/LBC
Applicant: Mr & Ms Earle and O'Donnell
Agent: Ms Sinead Hagerty

WHEREAS in accordance with the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 and any orders and Regulations made thereunder, you have made an application received on **24 September 2024** and illustrated by plans for Listed Building Consent for works at:

59 Petersham Road Richmond TW10 6UT

for

Demolition of 2 storey rear extension with balcony platform and steps. Demolition of existing front steps that lead from driveway to garden level. Proposed single storey rear extension with terrace over. Proposed front lightwell (where the existing steps from driveway to garden level are located) with windows at garden level, new helical steps from the driveway and associated alterations. Internal reconfiguration/additions.

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 any Orders and regulations made thereunder that consent is hereby **REFUSED** for the reason(s) 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 24/2406/LBC

APPLICANT NAME

Mr & Ms Earle and O'Donnell
59 Petersham Road
Richmond
Richmond Upon Thames
TW10 6UT

AGENT NAME

Ms Sinead Hagerty
The Laurels
81 Fairhaven Road
Redhill
RH1 2LB

SITE

59 Petersham Road Richmond TW10 6UT

PROPOSAL

Demolition of 2 storey rear extension with balcony platform and steps. Demolition of existing front steps that lead from driveway to garden level. Proposed single storey rear extension with terrace over. Proposed front lightwell (where the existing steps from driveway to garden level are located) with windows at garden level, new helical steps from the driveway and associated alterations.
Internal reconfiguration/additions.

SUMMARY OF REASONS AND INFORMATIVES

REASONS

U0193589	Reason for Refusal - Design and Heritage
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INFORMATIVES

U0095964	NPPF Refusal
U0095966	Decision Documents

DETAILED REASONS AND INFORMATIVES

DETAILED REASONS

U0193589 Reason for Refusal - Design and Heritage

The proposed rear extension and balcony railings by reason of its siting, design and lack of information on materiality fails to demonstrate the proposal would not result in an incongruous addition. The proposed internal alterations by reason of the lack of internal elevations and insertion of bathroom and partitions fails to demonstrate the proposal would not result in harm via loss of legibility of historic plan form and loss of original windows. The proposed lightwell by reason of the lack of and conflicting information fails to demonstrate how the listed building will be protected during and after the works are complete and so fails to demonstrate that the integrity and significance of the listed building will be preserved.

Cumulatively, the application fails to demonstrate the proposal would not result in less than substantial harm to the significance of the listed building, with no public benefits to outweigh this. Therefore, the proposal is contrary to the Richmond Local Plan (2018), in particular policy LP1, LP3, Publication Local Plan policies 28 and 29, the SPD on House Extensions and External Alterations and the NPPF.

DETAILED INFORMATIVES

U0095964 NPPF Refusal

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 applicant did not seek pre-application advice and the scheme was found to be contrary to policy and guidance, and subsequently refused within the agreed timeframe.

U0095966 Decision Documents

For the avoidance of doubt, the following documents were taken into account in the assessment of the application:

Drawing showing Site Location Plan dated 15.03.2023

Drawing: 22.15.100 Rev 02 showing Existing Garden Level Plan dated 12.09.2024

Drawing: 22.15.101 Rev 02 showing Existing Lower Ground Floor Plan dated 12.09.2024

Drawing: 22.15.102 Rev 02 showing Existing Upper Ground Floor Plan dated 12.09.2024

Drawing: 22.15.103 Rev 02 showing Existing First Floor Plan dated 12.09.2024

Drawing: 22.15.104 Rev 02 showing Existing Second Floor Plan dated 12.09.2024

Drawing: 22.15.150 Rev 01 showing Existing Elevations dated 12.09.2024

Drawing: 22.15.160 Rev 01 showing Existing Section AA dated 12.09.2024

Drawing 22.15.161 Rev 01 showing Existing Section BB dated 12.09.2024

Drawing 22.15.SEPT24.050 Rev 02 showing Existing Site Block Plan dated 13.09.2023

Drawing 22.15.SEPT24.DEMO Rev 00 showing Proposed Demolition Plan dated 13.09.2024

Drawing: 22.15.SEPT24.LW Rev 00 showing Proposed Lightwell Details dated 13.09.2024
Drawing: 22.15.SEPT24.SANITARY Rev 00 showing Proposed Sanitary & Glazing Details dated 13.09.2024
Drawing: 22.15.SEPT24.SC2.060 Rev 00 showing Proposed Site Block Plan dated 13.09.2024
Drawing: 22.15.SEPT24.SC2.200 Rev 01 showing Proposed Garden Level Floor Plan dated 13.09.2024
Drawing: 22.15.SEPT24.SC2.201 Rev 01 showing Proposed Lower Ground Floor Level Floor Plan dated 13.09.2024
Drawing: 22.15.SEPT24.SC2.202 Rev 01 showing Proposed Upper Ground Level Floor Plan dated 13.09.2024
Drawing: 22.15.SEPT24.SC2.203 Rev 01 showing Proposed First Floor Level Floor Plan dated 13.09.2024
Drawing: 22.15.SEPT24.SC2.204 Rev 01 showing Proposed Second Floor Level Floor Plan dated 13.09.2024
Drawing: 22.15.SEPT24.SC2.250 Rev 01 showing Proposed Elevations dated 13.09.2024
Drawing: 22.15.SEPT24.SC2.260 Rev 01 showing Proposed Section AA dated 13.09.2024
Drawing: 22.15.SEPT24.SC2.261 Rev 01 showing Proposed Section BB dated 13.09.2024
Drawing: 22.15.SEPT24.SC2.WISt Rev 00 showing Proposed Training of Wisteria dated 13.09.2024
Basement Screening Assessment by Alan Baxter Partnership dated 18.09.2024
Design and Access Statement by Place Architecture and Design dated Sept 2024
Fire Strategy Report by Place Architecture and Design received 24.09.2024
Flood Risk Assessment by STM Environmental dated 25.10.2023
Flood Risk Assessment by STM Environmental dated 10.06.2024
Flood Risk Assessment Cover Letter by Place Architecture and Design dated Sept 2024
Heritage Statement by Richard K Morriss & Associated dated Sept 2024
Room by Room Schedule of Works by Place Architecture and Design dated Sept 2024
Structural Impact Report by Alan Baxter Partnership dated 18.09.2024
Version 2 LBC Statement by PlanIt Consulting dated Sept 2024
Version 2 Planning Statement by PlanIt Consulting dated Sept 2024

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION
24/2406/LBC

LBC 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:

Listed Building Consent Application

Appeal time:

Within six months of the date of the council's decision letter.

Who can appeal?

The applicant or their agent may lodge an appeal.

The right of appeal:

You can appeal against the council's decision:

- If you applied to the Local Planning Authority and they:
 - Refused permission;
 - Gave permission but with conditions you think are inappropriate;
 - Haven't approved the details of a scheme which they or the Secretary of State have already given outline planning permission for or;
 - Have approved the details of a scheme but with conditions you think are inappropriate or unreasonable.

- If the LPA rejected a proposal arising from a condition or limitation on a planning permission.
- If the LPA don't decide your application within the time allowed. Normally the time allowed is eight weeks from when they accept your application.
- If the LPA told you they needed more information before they could decide your outline planning application, but you do not want to supply this.

You will make your appeal to the Department for Communities and Local Government of which the Planning Inspectorate is a part. Most are decided by specialist officers in the Planning Inspectorate. Only the person or business applying for consent to display an advertisement may appeal. If the council issues a discontinuance notice, only those on whom the notice is served may appeal.

The appeal process:

Appeals must be made

- Online at www.planninginspectorate.gov.uk, or
- 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 process is fully documented on the website of the Planning Inspectorate www.planninginspectorate.gov.uk, however in summary there are three main types of appeal:

Written procedure:

Written evidence is considered from the applicant/agent/business and the council. The council will send copies of any letters of objection or support they received when considering your application. Within six weeks of the Inspectorate receiving your appeal forms the council will send a copy of their statement to the Inspectorate. You must make any comment on these within three weeks.

Hearing procedure:

Hearings allow you and the council to exchange views and discuss your appeal. Before the hearing the council will send a copy of their statement to you and the Inspectorate. You can comment on their statement in writing otherwise the Inspectorate will treat the reasons given in your appeal form as the basis of your case for discussion.

Hearings are usually held in council offices. The Inspector leads the discussion and invites the people involved to put their points across. The Inspector will visit the site unaccompanied before the hearing and will make a further accompanied visit as part of the hearing.

Inquiry procedure:

Inquiries are normally for large-scale applications. A public inquiry is a formal procedure in which both parties have legal representation.

Making your views known on someone else's appeal:

The LPA will notify anyone who took part in the consultations when you first applied for permission that you are appealing. For appeals decided by hearing or inquiry the LPA will tell interested people when and where this will be and let them know that they can attend. The Inspectorate will also take account of the views of certain groups who have a right to comment, for example, owners of a site, local amenity groups and so on.

Costs:

Normally you and the council will pay for your own expenses in an appeal. You can only claim costs when you can show that the council have behaved in an unreasonable way causing unnecessary expense.

Who to contact?

The Planning Inspectorate

Website www.planninginspectorate.gov.uk

Email enquiries@pins.gsi.gov.uk

Telephone 0303 444 5000

Write to Initial Appeals, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN

London Borough of Richmond upon Thames

Website www.richmond.gov.uk/planning

Email planningappeals@richmond.gov.uk

Telephone 020 8891 1411 for advice

Write to The Appeals Officer, Development Control, Civic Centre, 44 York Street, Twickenham TW1 3BZ