

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

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

Application: 24/2405/HOT
Your ref: 59 Petersham Rd_Front and Rea...
Our ref: DC/SGR/24/2405/HOT
Applicant: Mr & Ms Earle and O'Donnell
Agent: Ms Sinead Hagerty

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

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 stroke extending to the right.

Robert Angus
Head of Development Management

SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 24/2405/HOT

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.

SUMMARY OF REASONS AND INFORMATIVES

REASONS

U0193588	Reason for Refusal - Design and Heritage
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INFORMATIVES

U0095963	NPPF Refusal
U0095965	Decision Documents

DETAILED REASONS AND INFORMATIVES

DETAILED REASONS

U0193588 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 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, nor preserve the character and appearance of the Conservation Area, 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

U0095963 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.

U0095965 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
24/2405/HOT

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, 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

Email enquiries@pins.gsi.gov.uk

Telephone 0303 444 5000

London Borough of Richmond Upon Thames -

Website www.richmond.gov.uk/planning

Email planningappeals@richmond.gov.uk

Telephone 020 8891 1411 for advice