

**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  
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Ms Grainne O Keeffe  
Grainne O'Keeffe Architects Ltd  
Atrium 36 Broad Lane  
Hampton  
TW12 3AZ  
United Kingdom

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:** 24/2475/HOT  
**Your ref:** 27 Princes Road PL  
**Our ref:** DC/SHO/24/2475/HOT  
**Applicant:** Mr Damian Harrington  
**Agent:** Ms Grainne O Keeffe

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

**27 Princes Road Teddington TW11 0RL**

for

**Side roof dormer to right hand side to facilitate additional room at 2nd floor level, removal of rear chimney stack. New rooflights.**

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 24/2475/HOT

## APPLICANT NAME

Mr Damian Harrington  
27 Princes Road  
Teddington  
Richmond Upon Thames  
TW11 0RL

## AGENT NAME

Ms Grainne O Keefe  
Atrium 36 Broad Lane  
Hampton  
TW12 3AZ  
United Kingdom

## SITE

27 Princes Road Teddington TW11 0RL

## PROPOSAL

Side roof dormer to right hand side to facilitate additional room at 2nd floor level, removal of rear chimney stack. New rooflights.

## SUMMARY OF REASONS AND INFORMATIVES

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### REASONS

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U0193590	Refusal - Design and Local Character
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### INFORMATIVES

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U0095691	Decision drawing numbers
U0095690	NPPF REFUSAL- Para. 38-42

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# DETAILED REASONS AND INFORMATIVES

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## DETAILED REASONS

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### **U0193590 Refusal - Design and Local Character**

The proposal, by reason of its scale, siting and subsequent visibility, would harm the overall character and design of the Conservation Area, as well as the character and design of the host site. As such the development would be contrary to policies LP1 and LP3 of the Local Plan as well as policies 28 and 29 of the Publication Local Plan, and would not accord with the NPPF or the House Extensions and External Alterations SPD.

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## DETAILED INFORMATIVES

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### **U0095691 Decision drawing numbers**

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

Drawing Number 00 - Location Plan - 02/10/2024  
Drawing Number 02 - Existing First Floor Plan - 02/10/2024  
Drawing Number 03 - Existing Second Floor and Loft Plan - 02/10/2024  
Drawing Number 04 - Existing Front and Rear Elevation - 02/10/2024  
Drawing Number 05 - Existing Right Side Elevation - 02/10/2024  
Drawing Number 06 - Existing Left Side Elevation - 02/10/2024  
Drawing Number 08 - Existing Section CC - 02/10/2024  
Drawing Number 09 - Existing Sections AA BB - 02/10/2024  
Drawing Number 09 - 3D model survey - 02/10/2024

Drawing Number 12 - Proposed Ground Floor Plan - 02/10/2024  
Drawing Number 13 - Proposed First Floor Plan - 02/10/2024  
Drawing Number 14 - Proposed Second Floor Plan - 02/10/2024  
Drawing Number 15 - Proposed Front and Rear Elevation - 02/10/2024  
Drawing Number 16 - Proposed Left Side Elevation - 02/10/2024  
Drawing Number 17 - Proposed Right Side Elevation - 02/10/2024  
Drawing Number 18 - Proposed Sections AA BB - 02/10/2024  
Drawing Number 19 - Proposed Section CC Proposed -02/10/2024  
Drawing Number 20 - Model Proposed - 02/10/2024

### **U0095690 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 written policies and guidance, all of which is available to view on the Council's website
- 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/pre-application\\_for\\_developers](http://www.richmond.gov.uk/pre-application_for_developers).

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION  
24/2475/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