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PLANNING

**REFUSED**

**TOWN AND COUNTRY PLANNING ACT 1990: DECISION NOTICE**

Savills  
57 Lansdowne House  
Berkeley Square  
London W1J 6ER

Your ref:

Please contact: Planning Support

Our ref: DC/SGS/10/3735/FUL

Please telephone: 0845 612 2660

Letter Printed: 18 April 2011

**FOR DECISION DATED  
18.04.2011**

**Applicant:**Edgewest Lambeth Ltd

**Agent:**

**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 **22 December 2010** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

**80 High Street, Hampton Hill, TW12 1NY**

for

**Change of use from A4 (public house) to A5 (take away), to include ground floor extension to rear. Reposition of associated plant at roof level. New means of access created to upper flat.**

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 below and listed on the attached schedule:-

**SUMMARY OF REASONS AND INFORMATIVES**

**CONDITIONS:**

U39465 Reason for Refusal  
U39464 Reason for Refusal

**INFORMATIVES:**

U52869 Decision drawings

Yours faithfully



Robert Angus  
Development Control Manager

## SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 10/3735/FUL

<b>APPLICANT NAME</b> Edgewest Lambeth Ltd C/o Agent	<b>AGENT NAME</b> 57 Lansdowne House Berkeley Square London W1J 6ER
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### SITE:

80 High Street, Hampton Hill, TW12 1NY, .

### PROPOSAL:

Change of use from A4 (public house) to A5 (take away), to include ground floor extension to rear.  
Reposition of associated plant at roof level. New means of access created to upper flat.

## DETAILED REASONS

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### U39465 Reason for Refusal

The proposal would have an adverse effect on the amenity of nearby uses, and surrounding residential areas including a cumulative adverse effect. As such the proposal does not meet the criteria of Emerging Policy DM TC 5, The Evening Economy, of the Development Management Plan, Local Development Framework.

### U39464 Reason for Refusal

In the absence of marketing evidence which clearly demonstrates that the building or site is no longer suitable for a cultural or entertainment use, the proposal is contrary to policy CCE 15, Retention of indoor recreation, cultural and entertainment facilities, of the Richmond upon Thames Unitary development Plan : First Review 2005.

## DETAILED INFORMATIVES

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### U52869 Decision drawings

Site plan and 3028-01, 02, 03, 3063-01, SME/2009/Hampton-P-1A, 2B and Elevs received on 22nd December 2010 and 30189F showing details of extract system received on 2nd March 2011

**END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 10/3735/FUL**

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