

Application reference: 09/2104/FUL NORTH RICHMOND WARD

Date application received	Date made valid	Target report date	8 Week date
07.08.2009	19.08.2009	18.11.2009	14.10.2009

Site:

293 Lower Richmond Road, Richmond, TW9 4LU,

Proposal:

Redevelopment with part three part four storey development to provide a mixed use scheme comprising 52 residential units comprising a mix of social rent and shared ownership units and commercial floorspace (use Class B1) with new access and associated parking and landscaping.

Status: Pending Consideration (If status = HOLD please check that all is OK before you proceed any further with this application)

APPLICANT NAME

Notting Hill Housing Group

AGENT NAME

GVA Grimley
10 Stratton Street
London
W1J 8JR

DC Site Notice: Loss of employment land printed on 24.08.2009 and posted on 04.09.2009 and due to expire on

Consultations:

Internal/External:

Consultee

LBRUT Environmental Operational
Teddington Police Station
LBRUT Corporate Property
LBRUT Trees Preservation Officer
LBRUT Environment Policy And Design
LBRUT Transport
LBRUT Urban Design 14 Days
LBRUT Environmental Health
TfL Surface
Thames Water Development Control Department
English Heritage PLAN

Expiry Date

07.09.2009
14.09.2009
07.09.2009
07.09.2009

Neighbours:

Ground Floor Flat, 14 Norman Avenue, Twickenham, Middlesex, TW1 2LY - 24.08.2009
98 Lambert Avenue, Richmond, Richmond Upon Thames, TW9 4QU, - 24.08.2009
Richmond Fire Station, 323 Lower Richmond Road, Richmond, Richmond Upon Thames, TW9 4PN, - 24.08.2009
1-13 Market Road, Richmond, Richmond Upon Thames, TW9 4LZ, - 24.08.2009
2A Darell Road, Richmond, Richmond Upon Thames, TW9 4LQ, - 24.08.2009
4 Darell Road, Richmond, Richmond Upon Thames, TW9 4LQ, - 24.08.2009
8 Darell Road, Richmond, Richmond Upon Thames, TW9 4LQ, - 24.08.2009
277 Lower Richmond Road, Richmond, Richmond Upon Thames, TW9 4LU, - 24.08.2009
281 Lower Richmond Road, Richmond, Richmond Upon Thames, TW9 4LU, - 24.08.2009
285 Lower Richmond Road, Richmond, Richmond Upon Thames, TW9 4LU, - 24.08.2009
291 Lower Richmond Road, Richmond, Richmond Upon Thames, TW9 4LU, - 24.08.2009
20 Bicester Road, Richmond, Richmond Upon Thames, TW9 4QL, - 24.08.2009
22 Bicester Road, Richmond, Richmond Upon Thames, TW9 4QL, - 24.08.2009
25A Bicester Road, Richmond, Richmond Upon Thames, TW9 4QL, - 24.08.2009
26 Bicester Road, Richmond, Richmond Upon Thames, TW9 4QN, - 24.08.2009
C Barclay, 29 Bicester Road, Richmond, Richmond Upon Thames, TW9 4QN, - 24.08.2009

G And Auto Recovery Service, Unit 2, Market Road, Richmond, TW9 4LZ - 24.08.2009
30 Manor Grove, Richmond, Richmond Upon Thames, TW9 4QH, - 24.08.2009
17 Coniston Road, Twickenham, Tw2 - 24.08.2009
15 Marksbury Avenue, Richmond, TW9 4JA, - 24.08.2009
49 Marksbury Avenue, Richmond, TW9 4JE, - 24.08.2009
137 Manor Grove, Richmond, Richmond Upon Thames, TW9 4QH, - 24.08.2009
173 Manor Grove, Richmond, Richmond Upon Thames, TW9 4QJ, - 24.08.2009
122 Manor Grove, Richmond, Richmond Upon Thames, TW9 4QJ - 24.08.2009
Mr P Russell, 247 Lower Richmond Road, Richmond, TW9 4LU - 24.08.2009
37 Bicester Road, Richmond, Richmond Upon Thames, TW9 4QL, - 24.08.2009
74 Kings Way, Mortlake, SW14 7HW - 24.08.2009
43 Bicester Road, Richmond, Richmond Upon Thames, TW9 4QL - 24.08.2009
48 Lambert Avenue, Richmond, Richmond Upon Thames, TW9 4QT - 24.08.2009
8 Marksbury Avenue, Richmond, TW9 4JF, - 24.08.2009
30 Raleigh Road, Richmond, Surrey, TW9 2DX, - 24.08.2009
Ms Cromwell, 19 Somerton Avenue, Richmond, TW9 4QP - 24.08.2009
Ms J Dallas, 171 Manor Grove, Richmond, Richmond Upon Thames, TW9 4QJ, - 24.08.2009
173 Manor Grove, Richmond, Richmond Upon Thames, TW9 4QJ, - 24.08.2009
S Byrne, 175 Manor Grove, Richmond, Richmond Upon Thames, TW9 4QJ, - 24.08.2009
176 Manor Grove, Richmond, Richmond Upon Thames, TW9 4QG, - 24.08.2009
178 Manor Grove, Richmond, Richmond Upon Thames, TW9 4QG, - 24.08.2009
W Gilley, 180 Manor Grove, Richmond, Richmond Upon Thames, TW9 4QG, - 24.08.2009
181 Manor Grove, Richmond, Richmond Upon Thames, TW9 4QJ, - 24.08.2009
183 Manor Grove, Richmond, Richmond Upon Thames, TW9 4QJ, - 24.08.2009
185 Manor Grove, Richmond, Richmond Upon Thames, TW9 4QJ, - 24.08.2009
186 Manor Grove, Richmond, Richmond Upon Thames, TW9 4QG, - 24.08.2009
188 Manor Grove, Richmond, Richmond Upon Thames, TW9 4QG, - 24.08.2009
190 Manor Grove, Richmond, Richmond Upon Thames, TW9 4QG, - 24.08.2009
191A Manor Grove, Richmond, Richmond Upon Thames, TW9 4QJ, - 24.08.2009
192 Manor Grove, Richmond, Richmond Upon Thames, TW9 4QG, - 24.08.2009
194 Manor Grove, Richmond, Richmond Upon Thames, TW9 4QG, - 24.08.2009
195 Manor Grove, Richmond, Richmond Upon Thames, TW9 4QJ, - 24.08.2009
199 Manor Grove, Richmond, Richmond Upon Thames, TW9 4QJ, - 24.08.2009
R Ahmed, 203 Manor Grove, Richmond, Richmond Upon Thames, TW9 4QJ, - 24.08.2009
205 Manor Grove, Richmond, Richmond Upon Thames, TW9 4QJ, - 24.08.2009
86 Lambert Avenue, Richmond, Richmond Upon Thames, TW9 4QU, - 24.08.2009
88 Lambert Avenue, Richmond, Richmond Upon Thames, TW9 4QU, - 24.08.2009
90 Lambert Avenue, Richmond, Richmond Upon Thames, TW9 4QU, - 24.08.2009
92 Lambert Avenue, Richmond, Richmond Upon Thames, TW9 4QU, - 24.08.2009
94 Lambert Avenue, Richmond, Richmond Upon Thames, TW9 4QU, - 24.08.2009
96 Lambert Avenue, Richmond, Richmond Upon Thames, TW9 4QU, - 24.08.2009
Electricity Sub Station Adjacent 167, Manor Grove, Richmond, Richmond Upon Thames, TW9, - 24.08.2009
Warehouse Units, Market Road, Richmond, Richmond Upon Thames, TW9 4LZ, - 24.08.2009
Four Winds Uk Ltd, Market Road, Richmond, Richmond Upon Thames, TW9 4LZ, - 24.08.2009
Land Adjacent 1, Niton Road, Richmond, Richmond Upon Thames, TW9 4LH, - 24.08.2009
15 Popham Gardens, Lower Richmond Road, Richmond, Richmond Upon Thames, TW9 4LJ, - 24.08.2009
1 The Parade, Richmond, Richmond Upon Thames, TW9 4LX, - 24.08.2009
13 Popham Gardens, Lower Richmond Road, Richmond, Richmond Upon Thames, TW9 4LJ, - 24.08.2009
14 Popham Gardens, Lower Richmond Road, Richmond, Richmond Upon Thames, TW9 4LJ, - 24.08.2009
16 Popham Gardens, Lower Richmond Road, Richmond, Richmond Upon Thames, TW9 4LJ, - 24.08.2009
17 Popham Gardens, Lower Richmond Road, Richmond, Richmond Upon Thames, TW9 4LJ, - 24.08.2009
18 Popham Gardens, Lower Richmond Road, Richmond, Richmond Upon Thames, TW9 4LJ, - 24.08.2009
3 The Parade, Richmond, Richmond Upon Thames, TW9 4LX, - 24.08.2009
2 The Parade, Richmond, Richmond Upon Thames, TW9 4LX, - 24.08.2009
Flat 19, Cranleigh Court, 2A Marksbury Avenue, Richmond, Richmond Upon Thames, TW9 4JF, - 24.08.2009
Flat 1, Cranleigh Court, 2A Marksbury Avenue, Richmond, Richmond Upon Thames, TW9 4JF, - 24.08.2009
Flat 2, Cranleigh Court, 2A Marksbury Avenue, Richmond, Richmond Upon Thames, TW9 4JF, - 24.08.2009
Flat 3, Cranleigh Court, 2A Marksbury Avenue, Richmond, Richmond Upon Thames, TW9 4JF, - 24.08.2009
Flat 4, Cranleigh Court, 2A Marksbury Avenue, Richmond, Richmond Upon Thames, TW9 4JF, - 24.08.2009
151 Manor Grove, Richmond, Richmond Upon Thames, TW9 4QH, - 24.08.2009
153 Manor Grove, Richmond, Richmond Upon Thames, TW9 4QH, - 24.08.2009
155 Manor Grove, Richmond, Richmond Upon Thames, TW9 4QH, - 24.08.2009
161 Manor Grove, Richmond, Richmond Upon Thames, TW9 4QH, - 24.08.2009
163 Manor Grove, Richmond, Richmond Upon Thames, TW9 4QH, - 24.08.2009
165 Manor Grove, Richmond, Richmond Upon Thames, TW9 4QH, - 24.08.2009
81 Lambert Avenue, Richmond, Richmond Upon Thames, TW9 4QT, - 24.08.2009
83 Lambert Avenue, Richmond, Richmond Upon Thames, TW9 4QT, - 24.08.2009

85 Lambert Avenue, Richmond, Richmond Upon Thames, TW9 4QT, - 24.08.2009
 93 Lambert Avenue, Richmond, Richmond Upon Thames, TW9 4QT, - 24.08.2009
 95 Lambert Avenue, Richmond, Richmond Upon Thames, TW9 4QT, - 24.08.2009
 79 Lambert Avenue, Richmond, Richmond Upon Thames, TW9 4QT, - 24.08.2009
 87 Lambert Avenue, Richmond, Richmond Upon Thames, TW9 4QT, - 24.08.2009
 89 Lambert Avenue, Richmond, Richmond Upon Thames, TW9 4QT, - 24.08.2009
 91 Lambert Avenue, Richmond, Richmond Upon Thames, TW9 4QT, - 24.08.2009
 139 Manor Grove, Richmond, Richmond Upon Thames, TW9 4QH, - 24.08.2009
 141 Manor Grove, Richmond, Richmond Upon Thames, TW9 4QH, - 24.08.2009
 157 Manor Grove, Richmond, Richmond Upon Thames, TW9 4QH, - 24.08.2009
 17 Bicester Road, Richmond, Richmond Upon Thames, TW9 4QL, - 24.08.2009
 18 Bicester Road, Richmond, Richmond Upon Thames, TW9 4QL, - 24.08.2009
 19 Bicester Road, Richmond, Richmond Upon Thames, TW9 4QL, - 24.08.2009
 21 Bicester Road, Richmond, Richmond Upon Thames, TW9 4QL, - 24.08.2009
 23 Bicester Road, Richmond, Richmond Upon Thames, TW9 4QL, - 24.08.2009
 24 Bicester Road, Richmond, Richmond Upon Thames, TW9 4QL, - 24.08.2009
 25 Bicester Road, Richmond, Richmond Upon Thames, TW9 4QL, - 24.08.2009
 D Gregory, 27 Bicester Road, Richmond, Richmond Upon Thames, TW9 4QN, - 24.08.2009
 28 Bicester Road, Richmond, Richmond Upon Thames, TW9 4QN, - 24.08.2009
 30 Bicester Road, Richmond, Richmond Upon Thames, TW9 4QN, - 24.08.2009
 32 Bicester Road, Richmond, Richmond Upon Thames, TW9 4QN, - 24.08.2009
 34 Bicester Road, Richmond, Richmond Upon Thames, TW9 4QN, - 24.08.2009
 35 Bicester Road, Richmond, Richmond Upon Thames, TW9 4QN, - 24.08.2009
 2 Darell Road, Richmond, Richmond Upon Thames, TW9 4LQ, - 24.08.2009
 4A Darell Road, Richmond, Richmond Upon Thames, TW9 4LQ, - 24.08.2009
 6 Darell Road, Richmond, Richmond Upon Thames, TW9 4LQ, - 24.08.2009
 1A Niton Road, Richmond, Richmond Upon Thames, TW9 4LH, - 24.08.2009
 1 Niton Road, Richmond, Richmond Upon Thames, TW9 4LH, - 24.08.2009
 3A Niton Road, Richmond, Richmond Upon Thames, TW9 4LH, - 24.08.2009
 3 Niton Road, Richmond, Richmond Upon Thames, TW9 4LH, - 24.08.2009
 263 Lower Richmond Road, Richmond, Richmond Upon Thames, TW9 4LU, - 24.08.2009
 Mrs J Dungate, 265 Lower Richmond Road, Richmond, Richmond Upon Thames, TW9 4LU, - 24.08.2009
 267 Lower Richmond Road, Richmond, Richmond Upon Thames, TW9 4LU, - 24.08.2009
 269 Lower Richmond Road, Richmond, Richmond Upon Thames, TW9 4LU, - 24.08.2009
 271 Lower Richmond Road, Richmond, Richmond Upon Thames, TW9 4LU, - 24.08.2009
 273 Lower Richmond Road, Richmond, Richmond Upon Thames, TW9 4LU, - 24.08.2009
 275 Lower Richmond Road, Richmond, Richmond Upon Thames, TW9 4LU, - 24.08.2009
 279 Lower Richmond Road, Richmond, Richmond Upon Thames, TW9 4LU, - 24.08.2009
 283 Lower Richmond Road, Richmond, Richmond Upon Thames, TW9 4LU, - 24.08.2009
 287 Lower Richmond Road, Richmond, Richmond Upon Thames, TW9 4LU, - 24.08.2009
 289 Lower Richmond Road, Richmond, Richmond Upon Thames, TW9 4LU, - 24.08.2009
 158 Manor Grove, Richmond, Richmond Upon Thames, TW9 4QG, - 24.08.2009
 160 Manor Grove, Richmond, Richmond Upon Thames, TW9 4QG, - 24.08.2009
 166 Manor Grove, Richmond, Richmond Upon Thames, TW9 4QG, - 24.08.2009
 168 Manor Grove, Richmond, Richmond Upon Thames, TW9 4QG, - 24.08.2009
 170 Manor Grove, Richmond, Richmond Upon Thames, TW9 4QG, - 24.08.2009

History:

Ref No	Description	Status	Date
89/0671/FUL	• Erection Of Canopy Over Car Parking Area	PCO	10/05/19 89
89/0997/ADV	• Internally Illuminated Pole Sign And 4 Projecting Light Boxes Over Pumps.	PCO	26/06/19 89
89/1988/FUL	• Two Storey Internal Office And Canteen Structure.	PCO	17/11/19 89
90/0609/FUL	• Formation Of Two New Windows On Market Road Elevation	PCO	18/05/19 90
90/1460/ADV	• Flying Of Cigar Shaped Balloon Advertising Company Name & Logo Approx 80 Feet Above Ground For Maximum Of 90 Days Per Year.	REF	03/10/19 90
91/0633/FUL	• Provision Of New Car Wash, With Tank And Pump Housing And Amenities And Storage Area.	GTD	12/08/19 91
91/0634/ADV	• Internally Illuminated Fascia Sign To Car Wash.	GTD	11/09/19 91

92/1730/ADV	<ul style="list-style-type: none"> Provision Of Internally Illuminated Fascia Signs, Wall Flat Sign And Projecting Sign And Non Illuminated Wall Mounted Sign. 	GTD	30/12/1992
93/0094/FUL	<ul style="list-style-type: none"> Erection Of 2 No 10 Metre High Lighting Columns With 2 No 2 Kw Metal Halide Floodlights On Each Column. 	WNA	18/11/1993
94/1030/ADV	<ul style="list-style-type: none"> Erection Of Externally And Internally Illuminated Fascia Signs, Projecting Signs And Free Standing Signs 	GTD	20/06/1994
96/0874/FUL	<ul style="list-style-type: none"> Replacement Of Existing Roller Shutter Door With A Glass Screen 	GTD	20/06/1996
96/0879/S191	<ul style="list-style-type: none"> Establish Use As A M.o.t Centre 	WNA	03/02/1997
96/0879/S192	<ul style="list-style-type: none"> Use Of Rear Workshop For Motor Repairs And M.o.t. Procedures 	GTD	25/07/1996
97/2173	<ul style="list-style-type: none"> Provision Of Additional Illuminated Advert Space On Existing Free Standing Sign. 	GTD	14/11/1997
98/2817	<ul style="list-style-type: none"> Installation Of Replacement Fuel Storage Tanks And Atm Machine. 	GTD	25/02/1999
99/0540	<ul style="list-style-type: none"> Installation Of Automatic Telling Machine To Facade Of Existing Shop. 	GTD	05/05/1999
78/0675	<ul style="list-style-type: none"> Alterations and use of part of the existing forecourt for the display of cars for sale and increase in the number of cars on the existing display area. 	GTD	06/03/1979
80/0934	<ul style="list-style-type: none"> Redevelopment of existing petrol service station including new canopy, 6 petrol pumps, new 8,000 gallon underground fuel tank, new sales building, fencing. 	GTD	14/11/1980
80/0935/ADV	<ul style="list-style-type: none"> For Advertisements. 	GTD	14/11/1980
82/0980/ADV	<ul style="list-style-type: none"> For Advertisements. 	GTD	05/10/1982
83/0449/ADV	<ul style="list-style-type: none"> For Advertisements. 	GTD	10/06/1983
83/0819/ADV	<ul style="list-style-type: none"> For Advertisements. 	GTD	02/08/1983
86/1779	<ul style="list-style-type: none"> Renewal of permission 80/394 to retain existing self-service petrol forecourt, canopy and sales buildings. 	GTD	07/07/1987
87/0196	<ul style="list-style-type: none"> Erection of a portacabin for the use as offices for sales and accounting staff in connection with second hand car sales undertaken on the site (letters dated 27th April 1987, 27th May 1987). 	GTD	07/07/1987
05/1006/ADV	<ul style="list-style-type: none"> Two display panels 12mx3m, One display panel 6mx3m 	INSFE E	26/05/2005
05/1050/OUT	<ul style="list-style-type: none"> Redevelopment to provide a high density housing scheme incorporating not less than 90% affordable housing, with car-reduced parking including the closure of the existing accesses to Lower Richmond Road and the formation of a new access to manor grove. 	REF	11/07/2005
05/1869/ADV	<ul style="list-style-type: none"> Erection of a 12m x 3m static illuminated display panel. 	REF	16/08/2005
07/0300/VOID	<ul style="list-style-type: none"> Mixed use redevelopment of site to provide 1,1137 square metres of office, storage and distribution commercial space (class B1 and B8), plus 58 one, two and three bedroom flats (28 affordable housing) with associated parking and landscaping. 	VOID	13/08/2008
07/0569/VOID	<ul style="list-style-type: none"> . 	VOID	13/08/2008
07/0569/FUL	<ul style="list-style-type: none"> . 	REC	
07/0300/FUL	<ul style="list-style-type: none"> Mixed use redevelopment of site to provide 1,137 square metres of office, storage and distribution commercial space (class B1 and B8), plus 58 one, two and three bedroom flats (28 affordable housing) with associated parking and landscaping. 	REF	30/04/2007
07/3787/FUL	<ul style="list-style-type: none"> Redevelopment of vacant site to provide a mixed use development comprising 1,057 square metres of commercial floorspace (Class B1 and B8) and 57 residential flats, including 28 flats to provide affordable housing, with associated parking and landscaping works. 	REF	13/02/2008
09/2102/VOID	<ul style="list-style-type: none"> . 	VOID	12/08/2009

09/2104 PL

- Redevelopment with part three part four storey development to provide a mixed use scheme comprising 52 residential units comprising a mix of social rent and shared ownership units and commercial floorspace (use Class B1) with new access and associated parking and landscaping.

PCO

Constraints:

Professional Comments:

Recommendation:

The determination of this application falls within the scope of Officer delegated powers - YES / **NO**

I therefore recommend the following:

- 1. REFUSAL
- 2. PERMISSION
- 3. FORWARD TO COMMITTEE

Case Officer (Initials): BJS

Dated: 3/12/09

I agree the recommendation:

Team Leader/Development Control Manager

Dated:

This application has been subject to representations that are contrary to the officer recommendation. The Development Control Manager has considered those representations and concluded that the application can be determined without reference to the Planning Committee in conjunction with existing delegated authority.

Development Control Manager: [Signature]

Dated:

REASONS:
CONDITIONS:
INFORMATIVES:
UDP POLICIES:
OTHER POLICIES:

The following table will populate as a quick check by running the template once items have been entered into Uniform

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS:	
INFORMATIVES:	

ADDITIONAL NOTES CONTINUED FROM ABOVE:

Notes of Telephone calls/discussions/meetings

DATE

ACTION