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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/11/1581/FUL

Please telephone: 0845 612 2660

Letter Printed: 4 August 2011

FOR DECISION DATED
04.08.2011

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 **16 May 2011** 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.(Resubmission with additional justification to address reasons for refusal re planning ref. 10/3735/FUL)

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:

U42305 Reason for Refusal

INFORMATIVES:

U55238 Decision drawing nos.

Yours faithfully



Robert Angus
Development Control Manager

SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 11/1581/FUL

APPLICANT NAME Edgewest Lambeth Ltd C/o Agent	AGENT NAME 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. (Resubmission with additional justification to address reasons for refusal re planning ref. 10/3735/FUL)

DETAILED REASONS

U42305 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.

DETAILED INFORMATIVES

U55238 Decision drawing nos.

For the avoidance of doubt the Drawing(s) No(s) to which this decision refers are as follows:- Decision Drawings: Site plan and 3028-01, 02, 03, 3063-01, SME/2009/Hampton-P-1A, 2B and Elevs received on 16th May 2011 and 30189/1F showing details of extract system received on 30th June 2011.

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 11/1581/FUL
