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REFUSED

TOWN AND COUNTRY PLANNING ACT 1990: DECISION NOTICE

Dr Chris Down
C G Down
Manor House
Church Street
Churchover
Rugby
Warwickshire
CV23 0EW
United Kingdom
Dear Sir/Madam

Your ref: Teddington
Residential

Our ref: DC/SGS/11/1436/FUL

Please contact: Planning Support

Please telephone: 0845 612 2660

Letter Printed: 15 September
2011

FOR DECISION DATED
15.09.2011

Applicant:

Agent: Dr Chris Down

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 **5 May 2011** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

Park House, Station Road, Teddington, TW11 9AD

for

Demolition of existing studio building and replacement with a four-storey building (C3 dwelling/A3 restaurant uses)

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:

U43554 Reason for Refusal 1	
U43585 Reason for Refusal 2	

INFORMATIVES:

U56128 Drawing Numbers	
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Yours faithfully



Robert Angus
Development Control Manager

SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 11/1436/FUL

APPLICANT NAME	AGENT NAME
61 Welbeck StreetLondonW1G 9XD	Dr Chris Down Manor StreetChurchoverRugbyWarwickshireCV23 0EWUnited Kingdom HouseChurch

SITE:

Park House, Station Road, Teddington, TW11 9AD.

PROPOSAL:

Demolition of existing studio building and replacement with a four-storey building (C3 dwelling/A3 restaurant uses)

DETAILED REASONS

U43554 Reason for Refusal 1

The proposal would result in the loss of employment land and it is not considered that the it satisfies the criteria of policy DM EM 2 of the emerging Development Management Plan which are necessary to allow the loss of employment land. The proposal would therefore be contrary to the above named policy.

U43585 Reason for Refusal 2

The failure to conclude a legal agreement in accordance with the Council's adopted Public Obligations Strategy SPD in conjunction with the proposed development would place an increased burden on transport, health and education infrastructure and services in the locality. This would be contrary to Policies DM TP 2 of the emerging Development Management Plan and Policies CP16, CP 17 and CP 18 of the Local Development Framework Core Strategy 2009.

DETAILED INFORMATIVES

U56128 Drawing Numbers

For the avoidance of doubt the Drawing(s) No(s) to which this decision refers are as follows:- 7524/101 - 112; DS 01 - 08 received on 5th May 2011.

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 11/1436/FUL
