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REFUSED

TOWN AND COUNTRY PLANNING ACT 1990: DECISION NOTICE

St Marys University College C/o Ingleton Wood 434 London Fruit And Wool Exchange Brushfield Street London E1 6EX	Your ref: Our ref: DC/JRB/05/0805/FUL	Please contact: Planning Support Please telephone: 020 8891 7300 Date: CERTIFIED COPY FOR 10.05.2005
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Dear Sir/Madam

Applicant: St Marys University College

Agent: Ingleton Wood

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 **15 March 2005** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

St Marys University College, Waldegrave Road, Twickenham, Richmond Upon Thames.

for

Erection Of A New Portacabin Type Physiotherapy Rooms Adjacent To The Existing Sports Hall 'R Block'.

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:-

REASONS:

U04530 Reason for refusal

INFORMATIVES:

U07135 Decision drawing numbers

Yours faithfully



Robert Angus
Development Control Manager

SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 05/0805/FUL

APPLICANT NAME St Marys University College Waldegrave Road Twickenham Richmond Upon Thames TW1 4SX	AGENT NAME Ingleton Wood 434 London Fruit And Wool Exchange Brushfield Street London E1 6EX
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SITE:

St Marys University College, Waldegrave Road, Twickenham, Richmond Upon Thames.

PROPOSAL:

Erection Of A New Portacabin Type Physiotherapy Rooms Adjacent To The Existing Sports Hall 'R Block'.

DETAILED REASONS

U04530 Reason for refusal

The proposed building by reason of its size, visual character, location and necessary loss of trees and greenery would be an intrusive form of development resulting in loss of an area of Metropolitan Open Land, visual detraction from the remaining Metropolitan Open Land, and loss of vegetation which currently provides benefits from its functions as a visual screen and as wildlife habitat. The proposal would thereby be contrary to policies ENV 3, 8, 17 and 19 of the adopted London Borough of Richmond upon Thames Unitary Development Plan and ENV 1, 9, 19, BLT 11 of the emerging London Borough of Richmond upon Thames Unitary Development Plan First Review.

DETAILED INFORMATIVES

U07135 Decision drawing numbers

For the avoidance of doubt the Drawing(s) No(s) to which this decision refers are as follows:- 81108/101, 81108/201, 81108/221, 81108/301 received on 15 March 2005.

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 05/0805/FUL
