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PLANNING

REFUSED

TOWN AND COUNTRY PLANNING ACT 1990: DECISION NOTICE

Mr Andy Stallan
Alliance Planning
Wharf House
Wharf Road
Guildford
Surrey
GU1 4RP
United Kingdom

Your ref: 9-19 Paradise Road Please contact: Planning Support

Our ref: DC/LTH/12/1486/FUL Please telephone: 0845 612 2660

Letter Printed: 15 October 2012

FOR DECISION DATED
15.10.2012

Dear Sir/Madam

Applicant: Mr A Schofield

Agent: Mr Andy Stallan

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 **10 May 2012** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

9 - 19 Paradise Road, Richmond,

for

Demolition of the existing building (Premier and Suffield House) and the erection of a 78 bed hotel

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:

U54577 Reason for refusal

INFORMATIVES:

U63426 Decision drawing numbers

Yours faithfully



Robert Angus
Development Control Manager

SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 12/1486/FUL

APPLICANT NAME	AGENT NAME
Mr A Schofield c/o agent	Mr Andy Stallan Wharf House Wharf Road Guildford Surrey GU1 4RP United Kingdom

SITE:

9 - 19 Paradise Road, Richmond, . .

PROPOSAL:

Demolition of the existing building (Premier and Suffield House) and the erection of a 78 bed hotel

DETAILED REASONS

U54577 Reason for refusal

The proposal, by reason of the siting, prominence, design, scale, detailing and materials of the corner element on Halford and Paradise Road, would represent an inappropriate, unsympathetic, incongruous and visually intrusive form of development, that would harm the character, appearance and setting of the site, surrounding streetscene (Halford Road in particular) and conservation area in general. The development is thereby contrary to policies CP7 and CP8 of the Core Strategy; policies DM DC1, HD1, HD3, TC1 of the Development Management Plan, the National Planning Policy Framework, and London Plan policies 7.4, 7.6 and 7.8.

DETAILED INFORMATIVES

U63426 Decision drawing numbers

For the avoidance of doubt the Drawing(s) No(s) to which this decision refers are as follows:- Premier House and Suffield House marketing report, Sustainability Statement; Travel Plan; Daylight and sunlight report in respect of 9-19 Paradise Road; Acoustic consultations report dated 28/07/2011 and 02/05/2012; letter from Neil Short dated 2nd August 2012; Design and Access Statement; Heritage Statement received on 10th May 2012; 0779-02-105; 0779-02-101 A; 0779-02-118; 0779-02-116 C; 0779-02-106 B; 0779-02-108 B; 0779-02-109 E; 0779-02-107 B; 0779-02-113 B; 0779-02-112 B; 0779-02-115 A; 079-02-114 A; 0779-02-110 B; 0779-02-SK124; 0779-02-102 E; 0779-02-SK121; 0779-02-SK122; 0779-02-103 D; 0779-02-SK123; 0779-02-SK125; 0779-02-104D; 0779-02-117; 0779-02-111 I; and email from Laura Graham dated 11th October 2012; and Unilateral undertaking dated 11th October 2012.

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 12/1486/FUL
