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TOWN AND COUNTRY PLANNING ACT 1990: DECISION NOTICE

Ms Rowena Challies
Acanthus LW Architects
Voysey House
Barley Mow Passage
Chiswick
London
W4 4PN

Please contact: Planning Support

Please telephone: 0845 612 2660

Your ref: 3903 - planning
conditions 3,...

Our ref:
DC/GEH/10/1691/DD02/DD02

Letter Printed: 25 October 2012

FOR DECISION DATED
25.10.2012

Dear Sir/Madam

Applicant: Mr Bill Bailey

Agent: Ms Rowena Challies

WHEREAS in pursuance of the Condition Number(s) ..., detailed on the attached schedule and relating to the notice of planning permission numbered and dated for the development of land situated at:


37 Hamilton Road, Twickenham,

for

Details pursuant to conditions 3 (External Materials), 5 (Boundary Treatments), 6 (Site Contamination) and 12 (Hard And Soft Landscaping) of planning application 10/1691/FUL, Allowed on appeal Ref: APP/L5810/A/11/2147776 dated 05/07/2011.

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 that following details are hereby **REFUSED**:

Yours faithfully


Robert Angus
Development Control Manager

APPLICANT NAME Mr Bill Bailey 20 Mortlake High Street London SW14 8JN	AGENT NAME Ms Rowena Challies Voysey House Barley Mow Passage Chiswick London W4 4PN
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SITE:

37 Hamilton Road, Twickenham, , .

PROPOSAL:

Details pursuant to conditions 3 (External Materials), 5 (Boundary Treatments), 6 (Site Contamination) and 12 (Hard And Soft Landscaping) of planning application 10/1691/FUL, Allowed on appeal Ref: APP/L5810/A/11/2147776 dated 05/07/2011.

SUMMARY OF REASONS AND INFORMATIVES

CONDITIONS:

U54778 Refusal - Condition 6. U54782 Refusal - Condition 3 U54783 Refusal - Condition 5	U54784 Refusal - Condition 12
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INFORMATIVES:

U63549 Advice - Contamination U63545 Plans U63544 Advice to applicant	U63543 Decision Documents
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SCHEDULE OF CONDITIONS AND INFORMATIVES TO APPLICATION 10/1691/DD02

DETAILED REASONS

U54778 Refusal - Condition 6.

The proposed site investigation and contaminated land assessment, by reason of its inadequate spatial coverage of sampling and insufficient/absence of data relating to groundwater quality and soil vapour, represents a partial and unsatisfactory document which in all likelihood would result in ineffective decontamination measures being adopted at the site thereby rendering the site unsuitable for residential use. The proposal is therefore contrary to policies CP1 of the Core Strategy 2009, DMSD1 Development Management Plan 2011 and Sustainable Construction Checklist: SPD .

U54782 Refusal - Condition 3

The details submitted pursuant to Condition 3, by reason of their lack of information and in particular the failure to provide a sample panel of brickwork on site, do not demonstrate that the resultant development would preserve or enhance the character and appearance of the Conservation Area and the Building of Townscape Merit itself. Accordingly, the proposal is contrary to policies DM HD1, DM HD 3, DM HO1 and DM DC1 of the Development Management Plan, Core Strategy Policy CP7 and the Supplementary Planning Document Design Quality.

U54783 Refusal - Condition 5

The details submitted pursuant to Condition 5, by reason of their lack of information and unacceptable height of the boundary treatment along the boundary with properties in Talbot Road do not demonstrate that the resultant development would preserve or enhance the character and appearance of the Conservation Area and the Building of Townscape Merit itself. Furthermore, the proposed trellis to the rebuilt/repared boundary wall would result in an overbearing and visually intrusive form of development for the occupiers of properties in Talbot Road. Accordingly, the proposal is contrary to policies DM HD1, DM HD 3, DM DC5 and DM DC1 of the Development Management Plan, Core Strategy Policy CP7 and the Supplementary Planning Document Design Quality.

U54784 Refusal - Condition 12

The details submitted pursuant to Condition 12, by reason of the inconsistencies between the submitted layout plan and the layout plan approved under the parent permission ref 10/1691/FUL together with the unsuitable location of the Amelanchier Lanarckii trees are such that the information submitted is considered unsuitable to discharge the application for approval of details as submitted. Accordingly, the proposal is contrary to policies DM HD1, DM HD 3, DM DC4 and DM DC1 of the Development Management Plan, Core Strategy Policy CP7 and the Supplementary Planning Document: Design Quality.

DETAILED INFORMATIVES

U63549 Advice - Contamination

In view of the current situation on the site and as a possible solution to the current lack of data within the Power Station area it should be possible to include a ground gas and soil vapour protection membrane / barrier as part of any new floor slab. Essentially an upgraded damp proof membrane which is as important as a well installed concrete floor slab in terms of providing a barrier to any potential ground gases / soil vapour. Any membrane installed must also be independently validated as being installed correctly. Such membranes are available from a variety of suppliers including Visqueen (http://www.visqueenbuilding.co.uk/ourproducts_details.asp?catid=2&productid=18) and Industrial Textiles & Plastics Ltd (<http://www.itpltd.com/en/product/puraflex-hydrocarbon-chemical-resistant-barrier>).

U63545 Plans

You are advised that the plan submitted in connection with this submission show material differences when compared with the plans originally approved under 10/1691/FUL.

U63544 Advice to applicant

In light of this decision you are advised to contact either Chris Tankard or Geoff Hugall to discuss the

SCHEDULE OF CONDITIONS AND INFORMATIVES TO APPLICATION 10/1691/DD02

information needed to deal with previous conditional matters.

U63543 Decision Documents

For the avoidance of doubt the Drawing(s) No(s) to which this decision refers are as follows:- SL1000 Rev B received on 4th October 2012; 1001, PL404 and letter from Acanthus LW dated 30th July 2012 in respect of Site Contamination and Phase 3 Geoenvironmental Report by AP Geotechnics (Ref 3719-2) received on 30th July 2012.

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 10/1691/DD02
