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PLANNING

**REFUSED**

**TOWN AND COUNTRY PLANNING ACT 1990: DECISION NOTICE**

Mr James Nicol  
Plainview Planning  
5 Strand Court  
Bath Road  
Cheltenham  
Gloucestershire  
GL53 7LW  
UK

Your ref: Burgess Properties - Please contact: Planning Support  
The Roya...

Our ref: DC/RIT/12/0524/FUL

Please telephone: 0845 612 2660

Letter Printed: 26 October 2012

**FOR DECISION DATED**  
26.10.2012

Dear Sir/Madam

**Applicant:** Mr Neil Burgess

**Agent:** Mr James Nicol

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

**The Royal Oak, Ham Street, Ham, Richmond, TW10 7HN**

for

**Alterations and change of use from Class A4 public house to Class C3 family dwelling.**

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**

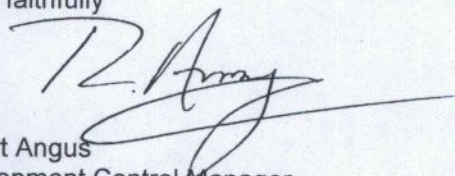
**CONDITIONS:**

U53950 Loss of public house

**INFORMATIVES:**

U63370 Decision drawing numbers

Yours faithfully



Robert Angus  
Development Control Manager

**SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 12/0524/FUL**

<b>APPLICANT NAME</b> Mr Neil Burgess	<b>AGENT NAME</b> Mr James Nicol 5 Strand CourtBath RoadCheltenhamGloucestershireGL53 7LWUK
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**SITE:**

The Royal Oak, Ham Street, Ham, Richmond.

**PROPOSAL:**

Alterations and change of use from Class A4 public house to Class C3 family dwelling.

**DETAILED REASONS**

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**U53950 Loss of public house**

The proposal, by reason of the loss of the Class A4 (Public House) use, would result in the loss of an important community and social infrastructure facility in the area, which, in the absence of sufficient information to justify an exception to the policies, would be contrary to policy CP16 of the London Borough of Richmond upon Thames Local Development Framework Core Strategy adopted April 2009, and policies DM TC 4 and DM SI 2 of the London Borough of Richmond upon Thames Local Development Framework Development Management Plan adopted November 2011.

**DETAILED INFORMATIVES**

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**U63370 Decision drawing numbers**

For the avoidance of doubt the Drawing(s) No(s) to which this decision refers are as follows:- Site Location Plan and 301 received 21st February 2012, 201, 202, 107, 104 and 106 received 8th March 2012, 203 A, 204 A, 205 A and 206 A received 25th May 2012 and 105 received 25th July 2012.

**END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 12/0524/FUL**

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