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REFUSED

TOWN AND COUNTRY PLANNING ACT 1990: DECISION NOTICE

Mr Stuart Saville
Shaw and Co Surveyors
9 - 11 The Quadrant
Richmond
TW9 1BP

Your ref:

Please contact: Planning Support

Our ref: DC/RON/13/0070/FUL Please telephone: 0845 612 2660

Letter Printed: 11 March 2013

FOR DECISION DATED
11.03.2013

Dear Sir/Madam

Applicant: Mr James Dorey

Agent: Mr Stuart Saville

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 **4 January 2013** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

The Mitre, 20 St Marys Grove, Richmond, TW9 1UY

for

Demolition of existing stable block, single garage and attached storage shed. Reinstatement of boundary wall. Levelling and landscaping to pub garden.

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:

U58213 Reason for refusal

INFORMATIVES:

U66481 Decision drawings

U66483 NPPF Refusal

Yours faithfully



Robert Angus
Development Control Manager

SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 13/0070/FUL

APPLICANT NAME	AGENT NAME
Mr James Dorey 8 The GreenRichmondTW9 1PL	Mr Stuart Saville 9 - 11 The QuadrantRichmondTW9 1BP

SITE:

The Mitre, 20 St Marys Grove, Richmond, TW9 1UY.

PROPOSAL:

Demolition of existing stable block, single garage and attached storage shed. Reinstatement of boundary wall. Levelling and landscaping to pub garden.

DETAILED REASONS

U58213 Reason for refusal

The proposal by reason of the demolition of the coach house would fail to preserve or enhance the character and appearance of the Sheen Road Conservation Area by losing important historic local building and which would be detrimental to the setting of the neighbouring Building of Townscape Merit, contrary to policy CP7 of the adopted Core Strategy 2009, and policies DM HD1 and HD3 of the Development Management Plan 2011.

DETAILED INFORMATIVES

U66481 Decision drawings

For the avoidance of doubt the Drawing(s) No(s) to which this decision refers are as follows:- Streetwise Location plan at 1:200; Drawing numbers SS/RC105/02 Rev A; SS/RC105/03 Rev A received on 4th January 2013 and SS/RC105/04 Rev A received on 15th January 2013

U66483 NPPF Refusal

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, Richmond upon Thames Borough Council takes a positive and proactive approach to the delivery of sustainable development, by:

- o Providing a pre-application and duty officer service
- o Providing written policies and guidance, all of which is available to view on the Council's website
- o Where appropriate, negotiating amendments to secure a positive decision
- o Determining applications in a timely manner

In this instance:

- o The applicants did not seek pre-application advice, and the scheme was found to be contrary to policy and guidance, and subsequently refused. The Council is ready to enter into discussions to advise the applicants of relevant policy and guidance; and where possible assist in the preparation of a new planning permission

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 13/0070/FUL
