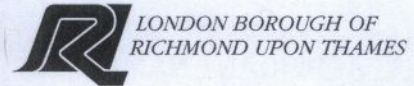


Environment Directorate / Development Management

Web: www.richmond.gov.uk/planning
Email: envprotection@richmond.gov.uk
Tel: 0845 6122 660
Textphone: 020 8891 7120



Mr Gareth Stockbridge
Stuart Henley & Partners
6 Wrotham Business Park
Barnet
Herts
EN5 4SB
United Kingdom

Letter Printed 1 August 2013

FOR DECISION DATED
1 August 2013

Dear Sir/Madam

Town and Country Planning Act 1990, (as amended)
The Town and Country Planning (General Permitted Development) Order 1995
(as amended)
Town and Country Planning (General Development Procedure Order) 1995

Application: 13/1895/P3JPA
Your ref: 4146 PD
Our ref: DC/SGS
Applicant: Mr
Agent: Mr Gareth Stockbridge

In pursuance of their powers under the above mentioned Act and Orders, the LONDON BOROUGH OF RICHMOND UPON THAMES ("The Council") as the Local Planning Authority **HEREBY REFUSE** your application received on **31 May 2013** for a **PRIOR APPROVAL** relating to:

16-20 The Causeway Teddington TW11 0HE

for

Internal alterations to change the use from B1 office to C3 residential

The grounds for the Council's decision are subject to the reasons and informatives summarised overleaf and listed on the attached schedule.

Yours faithfully

A handwritten signature in black ink, appearing to read 'R. Angus', with a long horizontal flourish extending to the right.

Robert Angus
Development Control Manager

APPLICANT NAME Mr	AGENT NAME Mr Gareth Stockbridge
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SITE

16-20 The Causeway Teddington TW11 0HE

PROPOSAL

Internal alterations to change the use from B1 office to C3 residential

SUMMARY OF REASONS AND INFORMATIVES

REASONS

U62387	Reason
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INFORMATIVES

U70386	Parking Survey
U70383	Drawing Numbers

DETAILED CONDITIONS AND INFORMATIVES

DETAILED REASONS

U62387 Reason

Prior approval is required in relation to the transport and highways impacts of the development, specifically the impact of the increase in demand of residential parking. In the absence of evidence to show that there would not be a significant adverse transport and highways impact, the development would be contrary to policy DM TP8 of the London Borough of Richmond upon Thames' Development Management Plan and prior approval is refused.

DETAILED INFORMATIVES

U70386 Parking Survey

The applicant is advised that an application submitted with a parking survey which confirms that there would not be an unreasonable impact on parking may be successful. You are advised to contact Mary Toffi, Senior Transport Planner, in relation to scoping and advice before undertaking a survey (m.toffi@richmond.gov.uk Tel: 0208 891 7379).

U70383 Drawing Numbers

For the avoidance of doubt the Drawing(s) No(s) to which this decision refers are as follows:- Site plan, 4146/01 and 02 received on 6th June 2013.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION
13/1895/P3JPA

NOTES:

- 1. If you are aggrieved by the decision of the Council to refuse an application for prior approval under Section 192 of the Town and Country Planning Act 1990 (as amended) you may appeal to the Secretary of State under Section 195 of the Act (as amended).**
- 2. Notice of appeal must be given in writing to the Secretary of State for the Environment, Temple Quay House, 2 The Square, Bristol BS1 6PN or in Wales to the Secretary of State for Wales, Cathays Park, Cardiff CF1 3NQ. Copies of all relevant documents, including the application, the notice of decision and all plans, drawings and correspondence must be supplied to the Secretary of State.**
- 3. You are advised to consult the brief official guide to the applications and appeals, published by the department of the Environment and the Welsh Office from which the appeal forms may also be obtained on request.**