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# REFUSED

## TOWN AND COUNTRY PLANNING ACT 1990: DECISION NOTICE

Mr Oliver Jefferson  
Turley Associates  
The Charlotte Building  
17 Gresse Street  
London  
W1T 1QL

Your ref: Latchmere House  
Scheme 1 Rich...  
  
Our ref: DC/ANO/14/0451/FUL

Please contact: Planning Support  
  
Please telephone: 020 8891 1411  
  
Letter Printed: 5 January 2015

**FOR DECISION DATED**  
05.01.2015

Dear Sir/Madam

**Applicant:**

**Agent:** Mr Oliver Jefferson

**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 **7 February 2014** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

**HMP Latchmere House, Church Road, Ham, Richmond, TW10 5HH**

for

**Demolition of existing buildings, excluding Latchmere House. Provision of 42 residential units (Use Class C3) comprising 35 new build units and the conversion and ground floor extension of Latchmere House to provide 7 apartments. Associated highways works, landscaping, tree works and car parking. Cross-boundary application also comprising land within the Royal Borough of Kingston upon Thames and providing in total 73 residential units including 66 new build units and 7 apartments within the converted and extended Latchmere House.**

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:**

U79610 Reason for refusal

**INFORMATIVES:**

U87055 Decision drawing numbers

U87054 NPPF REFUSAL- Para. 186 and 187

Yours faithfully



Robert Angus  
Development Control Manager

## SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 14/0451/FUL

APPLICANT NAME	AGENT NAME
C/o Agent	Mr Oliver Jefferson The Charlotte Building 17 Gresse Street London W1T 1QL

### SITE:

HMP Latchmere House, Church Road, Ham, Richmond.

### PROPOSAL:

Demolition of existing buildings, excluding Latchmere House. Provision of 42 residential units (Use Class C3) comprising 35 new build units and the conversion and ground floor extension of Latchmere House to provide 7 apartments. Associated highways works, landscaping, tree works and car parking. Cross-boundary application also comprising land within the Royal Borough of Kingston upon Thames and providing in total 73 residential units including 66 new build units and 7 apartments within the converted and extended Latchmere House.

## DETAILED REASONS

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### U79610 Reason for refusal

The applicant's viability information has been examined and found lacking, particularly in respect of build costs where it is considered that these have been overstated by at least £2million. Including the overstated build costs, Officers are of the opinion that the £3.54 million surplus, combined with the proposed £3.3 million financial contribution towards off-site provision, would result in a total of £6.84 million that could be used to increase the level of on-site affordable housing. As such the proposed development would not provide the maximum reasonable amount of on-site affordable housing contrary to policy, in particular policy CP 15 of the Core Strategy, DM HO6 of the Development Management Plan and Affordable Housing SPD.

## DETAILED INFORMATIVES

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### U87055 Decision drawing numbers

For the avoidance of doubt the Drawing(s) No(s) to which this decision refers are as follows:-Reports: Biodiversity report; Design and access statement; Planning statement; Transport Assessment; Framework Demolition and Construction Management Plan; Arboricultural Development Report; Archaeological Assessment; Archaeological Evaluation; Consultation statement; Framework Residential Travel Plan; Land contamination and ground investigation report; Noise impact assessment; Flood risk assessment; Sustainability and energy assessment; Heritage statement; Survey of outbuildings proposed for demolition Utilities Assessment. Existing drawings: Existing site plan P\_011; Existing surface treatment plan P\_012; Existing site section sheet 01 P\_013; Site location plan P\_001; Demolition sections P\_025; Demolition elevations P\_024; Demolition ground, first and second floor plans P\_023; Site demolition plan P\_021; Existing site elevations Sheet 01 P\_019; Existing site elevations Sheet 02 P\_018; Existing sections P\_017; Existing elevations P\_016; Existing basement, ground, first and second P\_015; Existing site sections sheet 02 P\_014 Originally proposed drawings: Ancillary buildings: Bin store plans, sections and elevations P\_237; Ancillary buildings - energy centre and cycle store plans, sections and elevations P\_236; Proposed sections P\_235; Proposed elevations sheet 02 P\_234; Proposed elevations sheet 01 P\_233; Proposed basement, first, second and roof plans P\_232; Proposed ground floor plan P\_231; Type A1 & type A2 mixed terrace plan, section and elevations P\_213; House type A2 plans, sections and elevations P\_212; House type A1 plans, sections and elevations P\_211; House type F3 plans, sections and elevations P\_210; House type F2 plans, sections and elevations P\_209; House type F1 plans, sections and elevations P\_208; House type E1 plans, sections and elevations P\_206; House type D1 plans, sections and elevations P\_205; House type C1 plans, sections and elevations P\_204; House type B4 plans, sections and elevations P\_203; House type B3 plans, sections and elevations P\_202; House type B1 Plans, sections and elevation P\_201; Proposed block plans roof plan sheet 02 P\_118; Proposed block plans roof plan sheet 01 P\_117; Proposed block plans second floor plans sheet 02 P\_116; Proposed block plans second floor plans sheet 01 P\_115; Proposed block plans first floor plans sheet 02 P\_114; Proposed block plans first floor plans sheet 01 P\_113; Proposed block plans ground floor plans sheet 02 P\_112; Proposed block plans ground floor plans sheet 01 P\_111; Proposed streetscene elevations P\_104; Proposed site sections: sheet 02 P\_103; Proposed site sections: sheet 01 P\_102; Refuse Strategy Plan P-301; Amended drawings: Ancillary buildings: detached garages plan and elevation P\_238 01; House type E2 Plans, sections and elevations P\_207 01; House type E2

## **SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 14/0451/FUL**

Wheelchair accessible housing, Plans, sections and elevations P\_214; Proposed site plan P\_101 01

### **U87054NPPF REFUSAL- Para. 186 and 187**

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: ● Providing a pre-application and duty officer service ● Providing written policies and guidance, all of which is available to view on the Council's website ● Where appropriate, negotiating amendments to secure a positive decision ● Determining applications in a timely manner In this instance: The application was recommended for refusal and referred to the first available Planning Committee, where the agents / applicants had an opportunity to present the case. The Planning Committee found the scheme was 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 14/0451/FUL**

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