

Mr James Lloyd
JLA Limited - Town & Country Planning
Consultants
15 Teddington Business Park
Station Road
Teddington
TW11 9BQ

Letter Printed 6 April 2016

FOR DECISION DATED
6 April 2016

Dear Sir/Madam

The Town and Country Planning Act 1990, (as amended)
Decision Notice

Application: 15/4780/FUL
Your ref: Job No. 294 - Gilbert Homes - ...
Our ref: DC/AWL/15/4780/FUL
Applicant:
Agent: Mr James Lloyd

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 **16 November 2015** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

59 Ham Street Ham Richmond TW10 7HR

for

Demolition of the existing bungalow (C3) and the erection of four x three bed family dwellings with basement accommodation and off-street parking.

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 and listed on the attached schedule.

Yours faithfully



Robert Angus

Development Control Manager

SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 15/4780/FUL

APPLICANT NAME

C/O Agent

AGENT NAME

Mr James Lloyd
15 Teddington Business Park
Station Road
Teddington
TW11 9BQ

SITE

59 Ham Street Ham Richmond TW10 7HR

PROPOSAL

Demolition of the existing bungalow (C3) and the erection of four x three bed family dwellings with basement accommodation and off-street parking.

SUMMARY OF REASONS AND INFORMATIVES

REASONS

U03061	Reason for refusal - 1
U03062	Reason for refusal - 2

INFORMATIVES

U02011	NPPF refusal
U02010	Decision drawings

DETAILED REASONS AND INFORMATIVES

DETAILED REASONS

U03061 Reason for refusal - 1

The proposed development by reason of its density, design, massing, plot width, siting and enclosure of gaps between the development and the respective neighbouring properties would result in an intrusive form of development, eroding the sense of spaciousness in the streetscape to the detriment of the locality and its character whilst failing to at least preserve the character, appearance and setting of the Ham House Conservation Area. The proposal would thereby be contrary to the NPPF and Local Plan, particularly CP7 of the London Borough of Richmond Upon Thames adopted Core Strategy, policy DM HD1, DM DC1, DM HO1, DM HO2 of the Richmond upon Thames Development Management Plan, SPD Small and Medium Housing Sites and Design Quality, and the Ham House Conservation Area Statement and Study.

U03062 Reason for refusal - 2

In the absence of a binding obligation to secure the payment of the required contributions towards the provision of affordable housing or evidence to justify the absence of such, the proposal fails to contribute to an identified housing need or widen housing choice in the borough in compliance with policies CP15 of the Core Strategy and DM HO6 of the Development Management Plan and the Affordable Housing Supplementary Planning Document.

DETAILED INFORMATIVES

U02011 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 formal 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:

The applicants did not seek formal 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

U02010 Decision drawings

For the avoidance of doubt the Drawing(s) No(s) to which this decision refers are as follows:- 15-P1201-LP, 15-P1201-01 rev. A, 02, 03, 04 rev. A and 05

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION
15/4780/FUL
