

Berkley Driscoll
29 Popes Avenue
Twickenham
TW2 5TP

Letter Printed 2 December 2016

FOR DECISION DATED
2 December 2016

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

Application: 16/3240/FUL
Your ref: Radnor Gardens Ice Rink 2016
Our ref: DC/WEW/16/3240/FUL
Applicant: Berkley Driscoll
Agent:

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 **12 August 2016** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

Radnor Gardens Cross Deep Twickenham

for

Temporary structures erected in the grounds at Radnor Gardens as part of the winter festivities for visitors, comprising of:

- 1. Open-air, temporary ice rink covering a surface area of up to 400m²**
 - 2. Marquees with white canvas roofs and white/clear glazed sides to accommodate ticketing, viewing and skate hire and covering a surface area of up to 125m²**
 - 3. One area for ice rink machinery (chillers, generator, bunded fuel tank and pumps) housed in two acoustic enclosures and screened by an acoustic wall**
 - 5. Licensed beverage & food concession located in skate exchange**
 - 6. Decorative & safety lighting to illuminate rink, skate exchange and public areas**
 - 7. Small PA system to play background music & announcements on rink**
- The facilities will be open to visitors seven days a week (except Christmas Day) and will operate for seven weeks (plus 10 days each for rig/de-rig) between 01 December 2016 and 28 February 2017 between the hours of 10.00am and 8.00pm OR between 01 December 2017 and 28 February 2018 between the hours of 10.00am and 8.00pm.**

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

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

Robert Angus
Head of Development Management

SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 16/3240/FUL

APPLICANT NAME

Berkley Driscoll
29 Popes Avenue
Twickenham
TW2 5TP

AGENT NAME

SITE

Radnor Gardens Cross Deep Twickenham

PROPOSAL

Temporary structures erected in the grounds at Radnor Gardens as part of the winter festivities for visitors, comprising of:

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SUMMARY OF REASONS AND INFORMATIVES

REASONS

U15481	Refusal (Highway Impact)
U15480	Refusal (Siting and Design)

INFORMATIVES

U09862	NPPF REFUSAL- Para. 186 and 187
U09861	Decision drawing numbers ~~

DETAILED REASONS AND INFORMATIVES

DETAILED REASONS

U15481 Refusal (Highway Impact)

In the absence of any satisfactory car parking provision and satisfactory parking management plan, the scheme would adversely impact on local parking conditions to already congested roads and the free flow of traffic to the detriment of highway and pedestrian safety in the locality. The scheme is contrary to, in particular, the aims and objectives of policies DM TP2, DM TP6 and DM TP8 of the adopted Development Management Plan 2011.

U15480 Refusal (Siting and Design)

The proposed ice rink and associated buildings, by reason of their siting and design would result in a visually obtrusive form of development that would adversely impact on the green, open character and appearance of the Metropolitan Open Land and Public Open Space and fail to preserve and enhance the setting, character and appearance of the nearby Listed monument, Building of Townscape Merit and Twickenham Riverside Conservation area in general. The scheme is therefore considered to be contrary, in particular, to the aims of Policies DM OS2, DM OS 6, DM HD1, DM HD 2, DM HD3, DM DC1 and DM DC5 of the adopted Development Management Plan 2011 and Policy CP7 and CP10 of the adopted Core Strategy 2009.

DETAILED INFORMATIVES

U09862 NPPF 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:

- 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:

- o The application was recommended for approval 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 formal pre-application discussions to advise the applicants of relevant policy and guidance; and where possible assist in the preparation of a new planning permission.

U09861 Decision drawing numbers ~~

For the avoidance of doubt the Drawing(s) No(s) to which this decision refers are as follows:-

Drawings TA-004, TA-002, TA-003, TA-005, TA-006, TA-009, TA-001B, TA-008B, TA-010, TA-011, Flood Statement, Design and Access Statement, Lighting Statement, Noise Statement, Transport Statement and Tree Report received on 12 August 2016

Enclosure Dimensions and Technical Description received on 31 August 2016

Rink Plan Dimensions and Rink Elevation Dimensions received on 5 September 2016

Revised Impact Statement received on 31 October 2016, Bat Statement and Parking Statement received on 10 November 2016

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION
16/3240/FUL
