

Mrs Alex Ground  
Russell-Cooke LLP  
2 Putney Hill  
London  
SW15 6AB

Letter Printed 15 May 2017

**FOR DECISION DATED**  
15 May 2017

Dear Sir/Madam

**The Town and Country Planning Act 1990, (as amended)  
The Town and Country Planning (General Permitted Development) (England)  
Order 2015  
Decision Notice**

**Application:** 17/0668/ES191  
**Your ref:** Boathouse - CLUED  
**Our ref:** DC/DAA/17/0668/ES191  
**Applicant:** Mr Jonathan Emuss  
**Agent:** Mrs Alex Ground

In pursuance of their powers under the above mentioned Act and Order, the LONDON BOROUGH OF RICHMOND UPON THAMES ("The Council") as Local Planning Authority **HEREBY REFUSE** your application received on 21 February 2017 for a Certificate of Lawful use or Development under Section 191 of the Act relating to:

**The Boathouse Ranelagh Drive Twickenham TW1 1QZ**

for

**Use of the premises as 3 separate residential units with ancillary car parking (unit 1 used as Use Class C3, Units 2 and 3 used as Use Class C4).**

The grounds for the Council's decision are subject to the reasons and informatives summarised and detailed in the attached schedule.

Yours faithfully



Robert Angus  
Head of Development Management

# SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 17/0668/ES191

**APPLICANT NAME**

Mr Jonathan Emuss  
64 New Cavendish Street  
London  
W1G 8TB

**AGENT NAME**

Mrs Alex Ground  
2 Putney Hill  
London  
SW15 6AB

**SITE**

The Boathouse Ranelagh Drive Twickenham TW1 1QZ

**PROPOSAL**

Use of the premises as 3 separate residential units with ancillary car parking (unit 1 used as Use Class C3, Units 2 and 3 used as Use Class C4).

## SUMMARY OF REASONS AND INFORMATIVES

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**REASONS**

|        |                    |
|--------|--------------------|
| U22976 | Reason for Refusal |
|--------|--------------------|

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**INFORMATIVES**

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| U14649 | Decision drawing numbers ~~ |
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# DETAILED REASONS AND INFORMATIVES

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## DETAILED REASONS

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### U22976 Reason for Refusal

The available evidence is considered insufficient to demonstrate that 'on the balance of probability' the use of the premises (The Boathouse Ranelagh Drive Twickenham) as three separate residential units (Unit 1- within Use Class C3 use; and Unit 2 & 3-within Use Class C4 use) has subsisted for a continuous period of 4 years and consequently it cannot be demonstrated that the use is lawful within the meaning of section 191 of the Town and Country Planning Act 1990.

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## DETAILED INFORMATIVES

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### U14649 Decision drawing numbers ~~

For the avoidance of doubt the Drawing(s) No(s) to which this decision refers are as follows:- Statutory Declaration of Mr David Wainwright dated 21st February 2017; Statutory Declaration of Mr Jonathan Emuss dated 20th February 2017; Land Registry Title Deeds (MX180251 edition date 05.08.2016); Land Registry Title Deeds (MX180251 edition date 23.11.2015); Companies House documentation for Hi2 Ltd, Venture (One) Ltd, and Boathouse Twickenham Ltd; Marketing material; Copies of application forms submitted under planning applications 09/2459/FUL (partial) and 09/2376/COU; 'Ground Floor' and 'First Floor' property plans; Table of Assured Shorthold Tenancy agreements (period January 2010 to November 2016); 'Hi2 Limited Rent Schedule 2012-2013' (period December 2012 to November 2015). Company account statements/banking information covering period 21/04/2011 to 17/04/2013; Hard copies of various Assured Shorthold Tenancy Agreements for tenants as identified within the submitted 'Table of ASTs' (ref: DW/07); Email correspondence between David Wainwright and 6no. tenants. Copies of various correspondences issued to tenants addressed to the premises; Copy of Planning Contravention Notice (PCN) dated 11 February 2014; Response from Mr David Wainwright to PCN dated 03 April 2014; Email from LB Richmond upon Thames Council Planning Enforcement Officer concerning PCN and enforcement investigation dated 11 June 2014; 2 x Entrust Engage International Ltd property inspection report dated 4th June 2016 - 30th June 2016, and 1st July 2016-31st July 2016; 'Ground Floor' and 'First Floor' property plans; Fire Safety Report prepared by Crystal Clear Building Solutions dated 18/04/2016 and associated correspondence; Table of Assured Shorthold Tenancy agreements (period March 2016 to November 2016); Company account statements/banking information covering period 20/06/2016 to 01/02/2017; Correspondence from Valuation Officer Agency dated 06 July 2016; Copies of LB Richmond upon Thames Council Tax bills concerning three properties at 'Ground Floor Left Hand Side', 'Ground Floor', and 'First Floor' Flats, The Boathouse Twickenham, TW1 1QZ and dated 07 December 2016; Pictures of Unit 1 received 21.02.2017.

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION  
17/0668/ES191

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## NOTES:

1. If you are aggrieved by the decision of the Council to refuse an application for a certificate under Sections 191 and 192 of the Town and Country Planning Act 1990 (as amended) or to refuse in part you may appeal to the Secretary of State under Section 195 of the Act (as amended).
2. Notices of appeal must be submitted online at [www.planninginspectorate.gov.uk](http://www.planninginspectorate.gov.uk) or in writing to Initial Appeals, The Planning Inspectorate, 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.