

Mr Toby Fletcher
Fletcher Crane Architects
3-4 Home Park Parade
Hampton Wick
Kingston Upon Thames
KT1 4BY

Letter Printed 21 September 2017

FOR DECISION DATED
21 September 2017

Dear Sir/Madam

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

Application: 16/2815/OUT
Your ref: Land to rear of 1-7 Campbell ...
Our ref: DC/RNO/16/2815/OUT
Applicant: Mr & Mrs Peter / Ruth Lineham / Rouse
Agent: Mr Toby Fletcher

WHEREAS in accordance with the provisions of the Town and Country Planning Act 1990 and the orders made thereunder, you have made an OUTLINE application received **on 13 July 2016** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

Land Rear Of Campbell Close Twickenham

for

Erection of a three bedroom home (predominantly single storey).

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 any Orders or Regulations made thereunder that permission to develop the said land in accordance with the said Outline application is hereby **REFUSED** for the following reason(s) summarised and detailed on the attached schedule.

Yours faithfully



Robert Angus
Head of Development Management

SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 16/2815/OUT

APPLICANT NAME

Mr & Mrs Peter / Ruth Lineham / Rouse
51 Talbot Road
Twickenham
TW2 6SJ

AGENT NAME

Mr Toby Fletcher
3-4 Home Park Parade
Hampton Wick
Kingston Upon Thames
KT1 4BY

SITE

Land Rear Of Campbell Close Twickenham

PROPOSAL

Erection of a three bedroom home (predominantly single storey).

SUMMARY OF REASONS AND INFORMATIVES

REASONS

U30639	MOL - Inappropriate Dvlpt
U30638	Affordable Housing

INFORMATIVES

U18800	Applicant advice
U10677	Decision drawing numbers ~~
U10676	Composite Informative

DETAILED REASONS AND INFORMATIVES

DETAILED REASONS

U30639 MOL - Inappropriate Dvlpt

The proposed 3 bedroom dwelling and associated parking, by reason of its siting, footprint, scale and residential nature, would be harmful to the open green character, appearance and use of Metropolitan Open Land and in the absence of 'very special circumstances' would not overcome the very strong presumption against development on Metropolitan Open Land. The proposal would thereby be in conflict with the NPPF, Policy 7.17 of the London Plan, Policy CP10 of the LDF Core Strategy: April 2009 and Policy DM OS2 of the Development Management Plan: November 2011 and LP13 of the Local Plan (Publication for Consultation) 2017.

U30638 Affordable Housing

In the absence of a binding agreement to secure an appropriate level of affordable housing contribution, the scheme will be contrary to, in particular, policy CP15 of the Core Strategy, policy DM HO6 of the Development Management Plan, policy LP 36 of the emerging Local Plan (Publication version) and Supplementary Planning Guidance on Affordable Housing (Adopted and draft).

DETAILED INFORMATIVES

U18800 Applicant advice

The applicant is advised that the application has been assessed as an outline submission with all matters reserved and hence the material policy non-compliances identified in the reasons for refusal relate solely to matters of land use principle linked to the introduction of a 3 bedroom house on Metropolitan Open Land without Off-Site Affordable Housing Contributions. This decision in no way implies the Local Planning Authorities agreement to the reserved matters shown on the submitted drawings which will inevitably raise other material non-compliances with Development Plan policy and guidance listed below. These are set out in further detail in the officer report.

Policy DM HO3 of the Development Management Plan and LP39 of the Local Plan (Back-land development)

Policy DM DC1 of the Development Management Plan and LP1 of the Local Plan (Design quality)

DM TP 9 of the Development Management Plan and LP45 of the Local Plan (Forecourt Parking and Access)

DM DC 4 of the Development Management Plan and LP16 of the Local Plan (Trees)

CP4 and CP12 of the Core Strategy, DM OS 5 of the Development Management Plan, LP15 and LP 18 of the Local Plan (OSNI - Biodiversity and River Crane)

U10677 Decision drawing numbers ~~

For the avoidance of doubt the Drawing(s) No(s) to which this decision refers are as follows:- A GA(00) 01 Location Plan, A GA(11) 01 Proposed Massing, A GA(00) 02 Existing Site Plan, A GA(00) 03 Proposed site plan, Design and Access Statement, Tree Report, Ecology Appraisal, Flood Risk Assessment, Detail Survey 081215/TOPO, Archaeological Statement, Energy Statement, Sustainable Construction Checklist received on 13th July 2016.

U10676 Composite Informative

Principal Policies:

Where relevant, the following have been taken into account in the consideration of this proposal:-

Core Strategy Policies: CP1, CP2, CP3, CP4, CP7, CP12, CP14 and CP15.

Development Management Plan Policies: DM SD1, DM SD2, DM SD7, DM TP8, DM TP9, DM DC 1, DM DC4, DM DC 5, DM HO3 and DM HO4, DM HO6, DM OS5
Supplementary Planning Guidance: 'Front Garden and other Off-Street Parking Standards'

'Design Quality'

'Residential Development Standards'

'Small and Medium Housing Sites'

'Affordable Housing'

Building Regulations:

The applicant is advised that the erection of new buildings or alterations to existing buildings should comply with the Building Regulations. This permission is NOT a consent under the Building Regulations for which a separate application should be made. For application forms and advice please contact the Building Control Section of the Street Scene department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411).

If you alter your proposals in any way, including to comply with the Building Regulations, a further planning application may be required. If you wish to deviate in any way from the proposals shown on the approved drawings you should contact the Development Control Department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411).

Damage to the public highway:

Care should be taken to ensure that no damage is caused to the public highway adjacent to the site during demolition and (or) construction. The Council will seek to recover any expenses incurred in repairing or making good such damage from the owner of the land in question or the person causing or responsible for the damage.

BEFORE ANY WORK COMMENCES you MUST contact the London Borough of Richmond upon Thames, 44 York Street, Twickenham TW1 3BZ, Telephone 020 8891 1411 to arrange a pre-commencement photographic survey of the public highways adjacent to and within the vicinity of the site. The precondition survey will ensure you are not charged for any damage which existed prior to commencement of your works.

If you fail to contact us to arrange a pre commencement survey then it will be assumed that any damage to the highway was caused by your activities and you will be charged the full cost of repair.

Once the site works are completed you need to contact us again to arrange for a post construction inspection to be carried out. If there is no further damage then the case will be closed. If damage or further damage is found to have occurred then you will be asked to pay for repairs to be carried out.

Noise control - Building sites:

The attention of the applicant is drawn to the requirements of section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise and vibration on construction and demolition sites. Application, under section 61 of the Act for prior consent to the works, can be made to the Environmental Health Department.

Under the Act the Council has certain powers to control noise from construction sites. Typically the council will limit the times during which sites are permitted to make noise that their neighbours can hear.

For general construction works the Council usually imposes (when necessary) the following limits on noisy works:-

Monday to Friday 8am to 6pm

Saturdays 8am to 1pm

Sundays and Public Holidays- No noisy activities allowed

Applicants should also be aware of the guidance contained in British Standard 5228;2009- Noise and vibration control on construction and open sites.

Any enquiries for further information should be made to the Commercial Environmental Health Team, 2nd Floor Civic Centre, 44 York Street, Twickenham TW1 3AB.

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION
16/2815/OUT
