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**REFUSED**

**TOWN AND COUNTRY PLANNING ACT 1990: DECISION NOTICE**

Tellus Estates (Paradise Road) Ltd  
C/o Amit Malhotra, RPS Planning  
1st Floor West  
Cottons Centre  
Cottons Lane  
London  
SE1 2QG

Your ref:

Please contact: Planning Support

Our ref: DC/ASP/06/1962/FUL

Please telephone: 0845 612 2660

Letter Printed: 5 September 2006

**FOR DECISION DATED**  
05.09.2006

Dear Sir/Madam

**Applicant:** Tellus Estates (Paradise Road) Ltd

**Agent:** Amit Malhotra, RPS Planning

**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 June 2006** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

**9 - 19 Paradise Road, Richmond,**

for

**Demolition of existing buildings (Premier and Suffield House) and erection of a 3 and 4 storey B1 office building.**

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:**

U11231 Design  
U11230 Impact on neighbours  
U11232 Highway safety  
U11234 Surface water run off

U11235 Planning contribution strategy  
U11286 Refuse and recycling facilities  
U11287 Cycle facilities

**INFORMATIVES:**

U19106 Inaccurate drawings  
U19095 Decision drawing numbers ~~

Yours faithfully



Robert Angus  
Development Control Manager

## SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 06/1962/FUL

APPLICANT NAME	AGENT NAME
Tellus Estates (Paradise Road) Ltd Loders HallLodersDorsetDT6 3SA	Amit Malhotra, RPS Planning 1st Floor WestCottons CentreCottons LaneLondonSE1 2QG

### SITE:

9 - 19 Paradise Road, Richmond, , .

### PROPOSAL:

Demolition of existing buildings (Premier and Suffield House) and erection of a 3 and 4 storey B1 office building.

## DETAILED REASONS

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### U11231 Design

The proposal by reason of its siting, form, scale, height, bulk, mass, design and detailing would result in a visually intrusive form of over-development, whereby it neither respects the scale or bulk of adjacent buildings or local context and fails to preserve or enhance the character and appearance of the surrounding Conservation Area, the setting of the nearby Listed Building or the adjoining and surrounding Buildings of Townscape Merit. It would thereby be contrary to policies STG2, BLT 2, 3, 4, 11 and EMP2, of the Adopted London Borough of Richmond upon Thames Unitary Development Plan - First Review 2005, The London Plan policies 4B.1, 4B.3, 4B.7 and 4B.10 and Supplementary Planning Documents 'Design Quality'.

### U11230 Impact on neighbours

The proposal by reason of its siting, scale, size, mass, height, bulk and design, would represent an un-neighbourly form of over-development that would appear visually intrusive and overbearing, cause unacceptable loss of daylight and result in a perception of overlooking and loss of privacy to the occupiers of neighbouring residential properties. The proposal is thereby contrary to policies BLT11, 15, 16, and EMP2 of the Adopted Richmond upon Thames Unitary Development Plan First Review 2005.

### U11232 Highway safety

The proposal, by reason of the extended width of the crossover to Halford Road and the lack of sightlines and visibility splays, would prejudice the free flow of traffic and pedestrian and highway safety, contrary to policy TRN2 of the Adopted Richmond upon Thames Unitary Development Plan: First Review 2005.

### U11234 Surface water run off

By reason that the Flood Risk Assessment (FRA) submitted has not adequately addressed surface water source control and attenuation, and that existing run-off from the site is unsustainable, it has not been demonstrated to the satisfaction of the Environment Agency that the development would not contribute to flooding from the local surface water sewerage system. Therefore the proposal is contrary to policy ENV 35 of the of the Adopted Richmond upon Thames Unitary Development Plan: First Review 2005 and PPG25 'Development and Flood Risk'.

### U11235 Planning contribution strategy

Without an appropriate contribution towards transport facilities within the Borough, the proposal would be contrary to the adopted Planning Obligations Strategy June 2005 and policies IMP3; TRN2, TRN6, TRN7, TRN9, TRN12, TRN13, TRN14, TRN16, TRN17, TRN18, TRN19 and TRN21; and TC1 of the adopted Richmond upon Thames Unitary Development Plan-First Review 2005 and policies 3C.1of the adopted London Plan 2004.

### U11286 Refuse and recycling facilities

The development, would fail to provide an adequate recycling/refuse storage area, to the potential detriment of highway safety and the character and appearance of the area, contrary to policies STG3, CCE23, CCE24, HSG18 and BLT 13 of the adopted Richmond upon Thames Unitary Development Plan: First Review 2005.

### U11287 Cycle facilities

## **SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 06/1962/FUL**

The development, by reason of the absence of any covered and secure cycle parking facilities, the proposal would be contrary to policies TRN4 and EMP1 of the Adopted Unitary Development Plan: First Review.

### **DETAILED INFORMATIVES**

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#### **U19106 Inaccurate drawings**

The applicant is advised that the submitted drawings appear to be incorrect in terms of the depiction of Vineyard Passage, the surrounding buildings in terms of the distance between the existing building and the height of the existing single storey rear element of the building. If it is intended to resubmit a scheme, accurate drawings would be required portraying the correct dimensions.

#### **U19095 Decision drawing numbers ~~**

For the avoidance of doubt the Drawing(s) No(s) to which this decision refers are as follows:- P/100, P/001, P/002, P/003, P/004, P/006, P/007, P/008, P/009, P/010, P/011, P/012, P/013, P/014, P/021, P/022, P/023, P/024, P/025, P/026, 98100/05 issue B, 98100/06 issue B, 98100/07 issue B, 98100/02 issue B, 98100/03 issue C and 98100/20, Flood Risk Assessment, Phase I Desk Study and conceptual model for Paradise Road Richmond, Transport Statement, Renewable and Low Carbon Technologies report, Statement of community involvement, Daylight and Sunlight Report, Heritage and Townscape Assessment, and Design Statement received on 16 June 2006, P/030, P/031, P/033 and P/034 received on 28th June 2006, and P/036 and P/035 received on 21 August 2006.

**END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 06/1962/FUL**

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