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REFUSED

TOWN AND COUNTRY PLANNING ACT 1990: DECISION NOTICE

M M Cox Properties Ltd
12 Castle Business Village
Station Road
Hampton
TW12 2BX

Your ref:

Please contact: Planning Support

Our ref: DC/BRS/06/2102/FUL

Please telephone: 0845 612 2660

Letter Printed: 6 October 2006

FOR DECISION DATED
06.10.2006

Applicant: M M Cox Properties Ltd

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

8 Waldegrave Road, Twickenham, Middlesex, TW11 8LD

for

Demolition of part of site, refurbishment of 936sq m. Redevelopment of 4,059sq. m. All to be B1 floorspace with ancillary parking (26 bays), turning, planting and refuse enclosure.

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:

U11794

INFORMATIVES:

U19458 Informatives

Yours faithfully



Robert Angus
Development Control Manager

SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 06/2102/FUL

APPLICANT NAME	AGENT NAME
M M Cox Properties Ltd 12 Castle Business VillageStation RoadHamptonTW12 2BX	

SITE:

8 Waldegrave Road, Twickenham, Middlesex, TW11 8LD.

PROPOSAL:

Demolition of part of site, refurbishment of 936sq m. Redevelopment of 4,059sq. m. All to be B1 floorspace with ancillary parking (26 bays), turning, planting and refuse enclosure.

DETAILED REASONS

U11794

The development would, by reason its excessive scale, height, mass, bulk and design, harm the visual quality, amenity and appearance of the street scene and character and appearance of the adjacent Building of Townscape Merit. The scheme is therefore contrary to policies STG 2, BLT 4, BLT 11, of the Richmond upon Thames Unitary Development Plan First Review 2005 and policy 4B.9 of the London Plan.

DETAILED INFORMATIVES

U19458 Informatives

Decision Drawings: For the avoidance of doubt the drawing numbers to which this decision refers are as follows:- 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14 received on 29 June 2006 and 2B received on 1 September 2006.

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 06/2102/FUL
