

Environment Directorate / Development Management

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Mr George Youssef
Total Power Team LTD
17 Harold Gardens
Alton
Hampshire
GU34 2UN

Letter Printed 14 January
2020

FOR DECISION DATED
14 January 2020

Dear Sir

The Town and Country Planning Act 1990, (as amended)
The Town And Country Planning (General Permitted Development) (England)
Order 2015 (as Amended)
The Town and Country Planning (Development Management Procedure)
(England) Order 2015

Application: 19/3522/GPD10
Your ref:
Our ref: DC/ALA
Applicant: Mr George Youssef
Agent:

In pursuance of their powers under the above mentioned Act and Orders, the LONDON BOROUGH OF RICHMOND UPON THAMES ("The Council") as the Local Planning Authority **HEREBY REFUSE** your application received on **19 November 2019** for a **PRIOR APPROVAL** relating to:

87 High Street Whitton Twickenham TW2 7LD

for

Change of use from A1 (shop) to D2 (Leisure) use

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

Yours faithfully

Robert Angus
Head of Development Management

SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 19/3522/GPD10

APPLICANT NAME

Mr George Youssef
17 Harold Gardens
Alton
Hampshire
GU34 2UN

AGENT NAME**SITE**

87 High Street Whitton Twickenham TW2 7LD

PROPOSAL

Change of use from A1 (shop) to D2 (Leisure) use

The reason(s) and/or informatives(s) applicable to this application are as follows:

SUMMARY OF REASONS AND INFORMATIVES

REASONS

U0075670	Refuse - Planning Permission Required
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INFORMATIVES

U0040202	Drawings and Documents
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DETAILED REASONS AND INFORMATIVES

DETAILED REASONS

U0075670 Refuse - Planning Permission Required

Under Class J.2 (1) (a), (b), (c) and (d) of Class J Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), prior approval is required and refused. The proposed development by reason of absence of details on noise impacts and the loss of a retail (A1 Use Class) unit within a designated Key Shopping Frontage would adversely impact on the residential amenity afforded to occupants of nearby residential flats and the attractiveness and vitality of this parade of shops and the wider town centre. As such, the proposal is contrary to the aims and objectives of, in particular, policies, LP8, LP25, LP26, LP44 and LP45 of the Local Plan and Supplementary Planning Document 'Development Control for Noise Generating and Noise Sensitive Development'.

DETAILED INFORMATIVES

U0040202 Drawings and Documents

For the avoidance of doubt the Drawings and Documents to which this decision refers are as follows:-

Application Form;
Business Plan;
Heads of Terms;
Drawing - TPT 87 High Street Front Elevation
Drawing - TPT 87 High Street Floor Plan

All received on 19.11.19

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION
19/3522/GPD10

NOTES:

- 1. If you are aggrieved by the decision of the Council to refuse an application for prior approval under Section 192 of the Town and Country Planning Act 1990 (as amended) 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 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.**