

Miss Olivia Willsher
DP9 Ltd
100 Pall Mall
London
SW1Y 5NQ

Letter Printed 7 August 2020

FOR DECISION DATED
7 August 2020

Dear Sir/Madam

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

Application: 19/0646/FUL
Your ref:
Our ref: DC/TFA/19/0646/FUL
Applicant: London Square Developments Ltd
Agent: Miss Olivia Willsher

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 **26 February 2019** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

Greggs Bakery Site and No 2 Gould Road
Twickenham TW2 6RT

for

Demolition of existing buildings (with retention of a single dwelling) and redevelopment of the site to provide up to 116 residential units and 175sq.m commercial floorspace (Use Class B1) with associated hard and soft landscaping, car parking and highways works and other associated works.

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 and listed on the attached schedule.

Yours faithfully

A handwritten signature in black ink, appearing to read 'R. Angus', with a long horizontal flourish extending to the right.

Robert Angus
Head of Development Management

SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 19/0646/FUL

APPLICANT NAME

London Square Developments Ltd
C/O Agent

AGENT NAME

Miss Olivia Willsher
100 Pall Mall
London
SW1Y 5NQ

SITE

Greggs Gould Road Twickenham TW2 6RT

PROPOSAL

Demolition of existing buildings (with retention of a single dwelling) and redevelopment of the site to provide up to 116 residential units and 175sq.m commercial floorspace (Use Class B1) with associated hard and soft landscaping, car parking and highways works and other associated works.

SUMMARY OF REASONS AND INFORMATIVES

REASONS

U0085849	Loss of Industrial Floorspace
U0085848	Affordable Housing

INFORMATIVES

U0044785	NPPF REFUSAL- Para. 38-42
U0044784	Decision drawings

DETAILED REASONS AND INFORMATIVES

DETAILED REASONS

U0085849 Loss of Industrial Floorspace

The proposal would , result in a significant reduction in the amount of industrial floorspace at a site designated as Locally Important Industrial Land and Business Park and without adequate replacement floorspace would reduce employment opportunities within the locality contrary to the aims of the Council's employment policies. The proposal would therefore fail to comply with Policies LP40 and LP42 of the Local Plan (2018), the Greater London Authority (GLA) Industrial Land Demand Study (2017), the GLA Industrial Land Supply and Economy Study (2015), and the Mayor of London's Land for Industry and Transport Supplementary Planning Guidance (2012).

U0085848 Affordable Housing

Without a binding obligation to secure early and late stage viability reviews, the proposal fails to demonstrate the level of affordable housing proposed would be maximised within this development and therefore does not compensate adequately for the substantial loss of employment floorspace nor contribute fully to the identified need in the borough for affordable housing and is therefore contrary to policies LP36, LP40 and LP 42 of the Local Plan (2018) and the Affordable Housing Supplementary Planning Document.

DETAILED INFORMATIVES

U0044785 NPPF REFUSAL- Para. 38-42

In accordance with paragraphs 38-42 of the National Planning Policy Framework, Richmond upon Thames Borough Council takes a positive and proactive approach to the delivery of sustainable development, by:

- o Providing a formal pre-application service
- o Providing written policies and guidance, all of which is available to view on the Council's website
- o Where appropriate, negotiating amendments to secure a positive decision
- o Determining applications in a timely manner.

In this instance the applicants sought formal pre-application advice, however, this was not followed and the scheme remained contrary to policy and guidance, and after exhaustive negotiations, was referred to the first available Planning Committee, where the agents / applicants had an opportunity to present the case. The Planning Committee found the scheme was contrary to policy and guidance, and subsequently refused the application. The Council is ready to enter into formal pre-application discussions to advise the applicants of relevant policy and guidance; and where possible assist in the preparation of a new planning permission.

U0044784 Decision drawings

For the avoidance of doubt the Drawing(s) No(s) to which this decision refers are as follows:-

A2871 200 R23, A2871 201 R22, A2871 202 R21, A2871 202 R21, A2871 203 R22, A2871 204 R22, A2871 205 R25, A2871 401 R22, A2871 402 R22, A2871 606 R22, A2871 610 R23, A2871 612 R2, A2871 613 R23, A2871 614 R23, A2871 615 R23, A2871 616 R23, A2871 617 R23, A2871 654 R23, A3164 1000 P3, A3164 1005 P8 - received 20/07/2020
70027521-SK-27-P01, 70027521-SK-26-TR1-P01, 70027521-SK-26-P02 - received 16/07/2020
A2871 200 R22, A2871 641 R22 - received: 15/07/2020

A2871 950 R1, A2871 951 R1, A2871 952 R1, A2871 953 R1, A2871 954 R1 - received 09/07/2020

A2781 SK997 R1, A2781 SK997 R1 - received 08/07/2020

A2871 621 R22, A2871 630 R22, A2871 631 R22 - received 24/06/2020

A2871 601 R21, A2871 602 R21, A2871 603 R21, A2871 604 R21, A2871 605 R21, A2871 608 R21, A2871 609 R21, A2871 620 R21, A2871 650 R21, A2871 651 R21, A2871 652 R21, A2871 653 R21 - received 04/11/2019

A2871 001 R20, A2871 002 R20, A2871 100 R20, A2871 101 R20, A2871 102 R20, A2871 103 R20, A2871 103 R20, A2871 105 R20, A2871 106 R20, A2871 120 R20, A2871 121 R20, A2871 122 R20, A2871 205 R20, A2871 607 R20, A2871 621 R20, A2871 640 R20 - received 28/02/2019

A3167 1001 P2, A3167 1002 P2 - received 4 November 2019

A3164 1000 P3 - received 23 July 2020

Unilateral Undertaking received 04.08.2020

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION
19/0646/FUL

FUL Applications

Making an Appeal – Summary Guidance

Whether to appeal

If the Local Planning Authority (LPA) turn down your application, you should look carefully at the reasons why they turned it down before you make an appeal. You should speak to the LPA to see if you can sort out the problem - perhaps by changing your proposal. An appeal should only ever be a last resort.

Type of appeal:

Planning Application

Appeal time:

Within six months of the date of the council's decision letter.

Who can appeal?

The applicant or their agent may lodge an appeal.

The right of appeal:

You can appeal against the council's decision:

- If you applied to the Local Planning Authority and they:
 - Refused permission;
 - Gave permission but with conditions you think are inappropriate;
 - Haven't approved the details of a scheme which they or the Secretary of State have already given outline planning permission for or;
 - Have approved the details of a scheme but with conditions you think are inappropriate or unreasonable.
- If the LPA rejected a proposal arising from a condition or limitation on a planning permission.
- If the LPA don't decide your application within the time allowed. Normally the time allowed is eight weeks from when they accept your application.
- If the LPA told you they needed more information before they could decide your outline planning application, but you do not want to supply this.

You will make your appeal to the Department for Communities and Local Government of which the Planning Inspectorate is a part. Most are decided by specialist officers in the Planning Inspectorate. Only the person or business applying for consent to display an advertisement may appeal. If the council issues a discontinuance notice, only those on whom the notice is served may appeal.

The appeal process:

Appeals must be made

- Online at www.planninginspectorate.gov.uk, or
- Initial Appeals, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

It will be expected that all appeal documentation will be submitted electronically.

The process is fully documented on the website of the Planning Inspectorate www.planninginspectorate.gov.uk, however in summary there are three main types of appeal:

Written procedure:

Written evidence is considered from the applicant/agent/business and the council. The council will send copies of any letters of objection or support they received when considering your application. Within six weeks of the Inspectorate receiving your appeal forms the council will send a copy of their statement to the Inspectorate. You must make any comment on these within three weeks.

Hearing procedure:

Hearings allow you and the council to exchange views and discuss your appeal. Before the hearing the council will send a copy of their statement to you and the Inspectorate. You can comment on their statement in writing otherwise the Inspectorate will treat the reasons given in your appeal form as the basis of your case for discussion.

Hearings are usually held in council offices. The Inspector leads the discussion and invites the people involved to put their points across. The Inspector will visit the site unaccompanied before the hearing and will make a further accompanied visit as part of the hearing.

Inquiry procedure:

Inquiries are normally for large-scale applications. A public inquiry is a formal procedure in which both parties have legal representation.

Making your views known on someone else's appeal:

The LPA will notify anyone who took part in the consultations when you first applied for permission that you are appealing. For appeals decided by hearing or inquiry the LPA will tell interested people when and where this will be and let them know that they can attend. The Inspectorate will also take account of the views of certain groups who have a right to comment, for example, owners of a site, local amenity groups and so on.

Costs:

Normally you and the council will pay for your own expenses in an appeal. You can only claim costs when you can show that the council have behaved in an unreasonable way causing unnecessary expense.

Who to contact?

The Planning Inspectorate

Website www.planninginspectorate.gov.uk

Email enquiries@pins.gsi.gov.uk

Telephone 0303 444 5000

Write to Initial Appeals, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN

London Borough of Richmond upon Thames

Website www.richmond.gov.uk/planning

Email planningappeals@richmond.gov.uk

Telephone 020 8891 1411 for advice

Write to The Appeals Officer, Development Control, Civic Centre, 44 York Street, Twickenham TW1 3BZ