

Henry Courtier
Pegasus Group
10 Albemarle Street
London
W1S 4HH

Letter Printed 22 December 2020

FOR DECISION DATED
22 December 2020

Dear Sir/Madam

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

Application: 20/2664/FUL
Your ref: P20-0414 St Margarets Car Par...
Our ref: DC/TFA/20/2664/FUL
Applicant: c/o Agent
Agent: Henry Courtier

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 **25 September 2020** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

Car Park At St Margarets Business Centre Godstone Road Twickenham

for

Erection of 4 no. residential dwellings (Class C3) with associated parking, access, and landscaping (incl. removal of existing trees).

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



Robert Angus

Head of Development Management

SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 20/2664/FUL

APPLICANT NAME

c/o Agent
C/o Agent

AGENT NAME

Henry Courtier
10 Albemarle Street
London
W1S 4HH

SITE

Car Park At St Margarets Business Centre Godstone Road Twickenham

PROPOSAL

Erection of 4 no. residential dwellings (Class C3) with associated parking, access, and landscaping (incl. removal of existing trees).

SUMMARY OF REASONS AND INFORMATIVES

REASONS

U0092367	Character & Design
U0092368	Parking/Highways
U0092371	Loss of ancillary industrial/employment
U0092370	Loss of trees/biodiversity
U0092369	Affordable housing

INFORMATIVES

U0047852	Decision drawings
U0047851	NPPF REFUSAL- Para. 38-42

DETAILED REASONS AND INFORMATIVES

DETAILED REASONS

U0092367 Character & Design

The proposed development, by reason of its prominent corner siting, excessive bulk, scale and unsatisfactory design would constitute an incongruous and unsympathetic form of development which is out of keeping with the character and appearance of the Winchester Road street scene. The proposal would therefore be contrary to, in particular, Policy LP1 of the Council's Local Plan (2018) and the St Margarets Village Planning Guidance (2016).

U0092368 Parking/Highways

In the absence of satisfactory on-site parking provision or a parking survey to demonstrate that surrounding streets would be able to accommodate a shortfall of 4 no. off street parking spaces, the scheme would in all likelihood result in an adverse impact on the free flow of traffic and local parking conditions to the detriment of highway and pedestrian safety. The scheme is therefore contrary, in particular, to policy LP45 of the Local Plan (2018) and the Supplementary Planning Document: Transport (2020).

U0092371 Loss of ancillary industrial/employment

The proposal would result in the complete loss of existing ancillary industrial land and without adequate replacement land or a marketing exercise in accordance with Appendix 5 of the Local Plan to demonstrate there is no longer any demand for such land, this 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 GLA Industrial Land Supply and Economy Study (2015), and the Mayor of London's Land for Industry and Transport Supplementary Planning Guidance (2012).

U0092370 Loss of trees/biodiversity

Due to the loss of trees with special amenity value to the local area, and in the absence of adequate replacement on-site planting, the proposal fails to protect, respect and enhance existing trees, biodiversity, and landscapes in the surrounding environment and is thereby detrimental to the street scenes. This is contrary to, in particular, Policies LP1, LP15 and LP16 of the Local Plan (2018).

U0092369 Affordable housing

The development does not provide appropriate affordable housing, either on site or by way of an affordable housing contribution towards off-site provision, and would therefore be contrary to Policy LP36 of the Local Plan (2018) and adopted Supplementary Planning Guidance 'Affordable Housing'.

DETAILED INFORMATIVES

U0047852 Decision drawings

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

P-001C, P-002A, P-003A, P-004A; received 25 September 2020.

U0047851 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:

- o The applicants sought formal pre-application advice, however, this was not followed and the scheme remained contrary to policy and guidance, and therefore refused without delay.

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION
20/2664/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