

Mr Philip Boyce  
Sheen Lane Developments Ltd  
3rd - 4th Floors  
GreyfriarsStudios  
25E The Quadrant  
Richmond  
TW9 1DJ

Letter Printed 11 November 2021

**FOR DECISION DATED**  
11 November 2021

Dear Sir/Madam

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

**Application:** 15/5217/DD14  
**Your ref:**  
**Our ref:** DC/SGR/15/5217/DD14  
**Applicant:** C/o Agent  
**Agent:** Mr Philip Boyce

**WHEREAS** in pursuance of the Condition Number(s) U0113678, detailed on the attached schedule and relating to the notice of planning permission numbered and dated for the development of land situated at:

**Silver Birches 2 - 6 Marchmont Road Richmond TW10 6HH**

for

**Details pursuant to condition U10923 - NS08 (Ecology preservation and enhancement) of planning permission 15/5217/FUL**

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 that details summarised and listed on the attached schedule are hereby **REFUSED**.

Yours faithfully



Robert Angus

Head of Development Management

# SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 15/5217/DD14

**APPLICANT NAME**

C/o Agent  
C/o Agent

**AGENT NAME**

Mr Philip Boyce  
3rd - 4th Floors  
GreyfriarsStudios  
25E The Quadrant  
Richmond  
TW9 1DJ

**SITE**

Silver Birches 2 - 6 Marchmont Road Richmond TW10 6HH

**PROPOSAL**

Details pursuant to condition U10923 - NS08 (Ecology preservation and enhancement) of planning permission 15/5217/FUL

## SUMMARY OF REASONS AND INFORMATIVES

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**REASONS**

U0113678	Reason for Refusal
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**INFORMATIVES**

U0056068	Decision Documents
U0056067	NPPF Refusal

# DETAILED REASONS AND INFORMATIVES

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## DETAILED REASONS

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### **U0113678 Reason for Refusal**

The application, by reason of its lack of adequate information in regard to the species list for the green wall, fails to achieve the aim of the condition to preserve the ecological value of the site. The application is therefore contrary to the Richmond Local Plan (2018) in particular Policy LP16.

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## DETAILED INFORMATIVES

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### **U0056068 Decision Documents**

For the avoidance of doubt, the following documents were taken into account in the assessment of this application:

- o Drawing: 2058-ExA-SV-00-Dr-L-200 Rev T5 showing General Arrangement Planting Plan Sheet 1 dated 09.02.2021
- o Drawing: 2058-ExA-Sb-00-Dr-L-201 Rev T4 showing Planting Arrangement Plan Sheet 2 dated 09.02.2021
- o Drawing: 2058-ExA-SB-00-Dr-L-202 Rev T5 showing Planting Arrangement Plan Sheet 3 dated 09.02.2021
- o Report: Management and Maintenance Plan by Exterior Architecture dated 27.08.2021
- o Report: Ecological Improvements dated 16.06.2021
- o All received 20.09.2021

### **U0056067 NPPF Refusal**

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 applicant did not seek pre-application advice and the scheme was found to be contrary to policy and guidance, and subsequently refused without delay.

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION  
15/5217/DD14

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