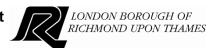
Environment Directorate / Development Management

Web: www.richmond.gov.uk/planning Email: envprotection@richmond.gov.uk

Tel: 020 8891 1411

Textphone: 020 8891 7120



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

REASONS		
U0113678	Reason for Refusal	
INFORMATIVES		
U0056068	Decision Documents	
U0056067	NPPF Refusal	

DETAILED REASONS AND INFORMATIVES

DETAILED REASONS

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.

DETAILED INFORMATIVES

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
- 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
- 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