

Sam Kamleh  
Architecture WK  
The Powder Rooms  
69-71 Broad St  
Teddington  
TW11 8QZ

Letter Printed 3 February  
2022

**FOR DECISION DATED**  
3 February 2022

Dear Sir/Madam

**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:** 21/4065/GPD26  
**Your ref:**  
**Our ref:** DC/EMC  
**Applicant:** Mahawish  
**Agent:** Sam Kamleh

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 **25 November 2021** for a **PRIOR APPROVAL** relating to:

**3 Mount Mews Hampton TW12 2SH**

for

**Change of use from commercial office building in to 5 x 1 bedroom flats**

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 21/4065/GPD26

## APPLICANT NAME

Mahawish  
3 Mount Mews  
Hampton  
TW12 2SH

## AGENT NAME

Sam Kamleh  
The Powder Rooms  
69-71 Broad St  
Teddington  
TW11 8QZ

## SITE

3 Mount Mews Hampton TW12 2SH

## PROPOSAL

Change of use from commercial office building in to 5 x 1 bedroom flats

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

## SUMMARY OF REASONS AND INFORMATIVES

---

### REASONS

U0119161	MA.1(g) Article 4 Direction
----------	-----------------------------

---

### INFORMATIVES

U0058186	Article 4
U0057927	Decision Drawings

# DETAILED REASONS AND INFORMATIVES

---

## DETAILED REASONS

---

### **U0119161      MA.1(g) Article 4 Direction**

The scheme submitted under this prior approval application falls to be considered according to the criteria set out in Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). It is contrary to MA.1(g) The site is subject to an Article 4 Direction (2014) restricting the conversion of an office use to residential.

---

## DETAILED INFORMATIVES

---

### **U0058186      Article 4**

More information on the Council's Article 4 Direction (2014) can be obtained at:  
[https://www.richmond.gov.uk/services/planning/conservation\\_areas/article\\_4\\_directions/article\\_4\\_directions\\_offices\\_to\\_residential](https://www.richmond.gov.uk/services/planning/conservation_areas/article_4_directions/article_4_directions_offices_to_residential)

### **U0057927      Decision Drawings**

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

30 Nov 2021    1314-SV-00    Location & Block Plans  
Recieved 30 Nov 2021

31 Jan 2022    REV A PLANS AND ELEVATIONS AS EXISTING    1314 SV01 Rev A  
31 Jan 2022    REVC PROPOSED PLANS AND ELEVATIONS    1314 PL01 Rev C  
All recieved 31 Jan 2022

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION  
21/4065/GPD26

---

## **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](http://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.**