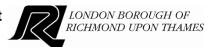
# **Environment Directorate / Development Management**

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

Tel: 020 8891 1411

Textphone: 020 8891 7120



Sam Kamleh
Architecture WK
2022
The Powder Rooms

69-71 Broad St
Teddington
TW11 8QZ
TW12 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

## 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 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.
- 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.