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REFUSED

TOWN AND COUNTRY PLANNING ACT 1990: DECISION NOTICE

Hamilton Lofts LTD
C/o A Canthus LW
Voysey House
Barley Mow Passage
London
W4 4PN

Your ref:

Please contact: Planning Support

Our ref: DC/SUT/06/3890/FUL

Please telephone: 0845 612 2660

Letter Printed: 19 March 2007

FOR DECISION DATED
19.03.2007

Dear Sir/Madam

Applicant: Hamilton Lofts LTD

Agent: A Canthus LW

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 **10 November 2006** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

37 Hamilton Road, Twickenham, Middlesex, TW2 6SN

for

Part Demolition And Part Refurbishment Of The Site To Provide 31 No. Residential Units, 1 No. B1 Work/Live Unit And 32 Car parking Spaces.

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 below and listed on the attached schedule:-

SUMMARY OF REASONS AND INFORMATIVES

CONDITIONS:

U14190 Other Planning Obligation
U14184 Scale of Development
U14185 Overbearing Unneighbourly Development
U14186 Demolition Buildings Townscape Merit

U14187 Loss of employment land
U14188 Affordable Housing
U14189 Education

INFORMATIVES:

U23347 Decision drawing numbers
U23348 Drawing omitted

Yours faithfully



Robert Angus
Development Control Manager

SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 06/3890/FUL

APPLICANT NAME Hamilton Lofts LTD 20 Mortlake High Street London SW14 8JN	AGENT NAME A Canthus LW Voysey House Barley Mow Passage London W4 4PN
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SITE:

37 Hamilton Road, Twickenham, Middlesex, TW2 6SN.

PROPOSAL:

Part Demolition And Part Refurbishment Of The Site To Provide 31 No. Residential Units, 1 No. B1 Work/Live Unit And 32 Car parking Spaces.

DETAILED REASONS

U14190 Other Planning Obligation

Without a binding obligation to provide an appropriate contribution towards health, public realm and open space, playing pitches and transport facilities within the borough, the proposal would be contrary to policies IMP3 of the adopted Richmond upon Thames Unitary Development Plan: First Review 2005

U14184 Scale of Development

The proposal, by reason of its scale, height, bulk and design represents overdevelopment of the site and would neither enhance or preserve the character and appearance of the Conservation, thus would be an obtrusive form of development detrimental to the visual amenities of the Conservation Area and Metropolitan Open Land. The proposal is therefore contrary to policies STG2, ENV1, BLT2, BLT4 and IMP3 of the Richmond Upon Thames Unitary Development Plan First Review 2005.

U14185 Overbearing Unneighbourly Development

The proposal, by reason of its height, location, profile and bulk at roof level would be an overbearing and unneighbourly form of development which would be detrimental to the privacy and amenities of the occupiers of the residential properties on Talbot Road. The proposal is therefore contrary to policies BLT11, BLT16, HSG4 and HSG11 of the Richmond Upon Thames Unitary Development Plan First Review 2005.

U14186 Demolition Buildings Townscape Merit

In the absence of sufficiently rigorous supporting evidence it has not been demonstrated that the demolition of two of the Buildings of Townscape Merit proposal is justified. The proposal to demolish would be detrimental to the character and appearance of the group of Buildings of Townscape Merit in particular and Hamilton Road Conservation Area in general and would not seek to conserve energy and resources, thereby contrary to policies STG2, STG 3, IMP 1, BLT2 and BLT4 of the Unitary Development Plan: 2004 First Review

U14187 Loss of employment land

The proposal would result in a significant reduction in the amount of employment floor space within the site, which would reduce employment opportunities in the locality contrary to the aims of the Councils employment policies. The proposal would therefore be contrary to policy EMP 4 of the Richmond upon Thames Unitary Development Plan First Review 2005 and 3B.1 of the London Plan.

U14188 Affordable Housing

The development which proposes a high proportion of market housing and does not provide a sufficient level of appropriate affordable housing does not compensate adequately for the substantial loss of employment floor space. This would provide an unacceptable mix of development and would therefore be contrary to adopted Supplementary Planning Guidance 'Affordable Housing' and Policy EMP 4 of the Richmond upon Thames Unitary Development Plan First Review 2005 and 3A.6 of the London Plan

U14189 Education

By reason, of the development being likely to generate the need for additional primary and secondary school places, the sites location within Area 3 "West and South Twickenham" which has a projected shortage of

SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 06/3890/FUL

school places, and the absence of an appropriate undertaking to provide an adequate financial contribution towards education, the scheme would place unreasonable demand on existing education facilities. The proposal is therefore contrary to policies IMP3, HSG18 and CCE8 of the adopted Richmond upon Thames Unitary Development Plan: First Review 2005.

DETAILED INFORMATIVES

U23347 Decision drawing numbers

For the avoidance of doubt the Drawing(s) No(s) to which this decision refers are as follows; Planning and Design Statement, and appendices. Drawings PL31,32,33,34,35,36,37,38,39,40,41,42,43,44,45.

U23348 Drawing omitted

It should be noted that no drawing of the rear of Building 1 and 2 has been submitted (North elevation within courtyard)

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 06/3890/FUL
