

Mr Robin Harper
Harper Planning Consultants
The Boathouse Design Studio
27 Ferry Road
Teddington
TW11 9NN

Letter Printed 14 April 2023

FOR DECISION DATED
14 April 2023

Dear Sir/Madam

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

Application: 21/3773/FUL
Your ref:
Our ref: DC/EMC/21/3773/FUL
Applicant: Mr Matthew Allchurch
Agent: Mr Robin Harper

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 **28 October 2021** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

Land Rear Of 189 To 207 And 189 Waldegrave Road Teddington

for

Demolition of existing buildings. Redevelopment of No. 189 Waldegrave Road (Block A) and reduction of commercial floorspace to increase width of site access road and to create one ground floor commercial unit and 3 no. one-bedroom residential apartment.

Change of use of rear of the site from employment (light industrial) to C3 residential. Erection of Block B (three storey residential block) and erection of Block C (part three storey part two-storey residential block) comprising 15 no. residential apartments (8 x one bedroom and 7 x two-bedroom C3 units).

Creation of a disabled car parking space on the Waldegrave Road frontage. erection of cycle storage and recycling structure; landscaping.

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 and listed on the attached schedule.

Yours faithfully

A handwritten signature in black ink, appearing to read 'R. Angus', with a long horizontal flourish extending to the right.

Robert Angus
Head of Development Management

SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 21/3773/FUL

APPLICANT NAME

Mr Matthew Allchurch
C/o The Boathouse Design Studio
27 Ferry Road
Teddington
TW11 9NN

AGENT NAME

Mr Robin Harper
The Boathouse Design Studio
27 Ferry Road
Teddington
TW11 9NN

SITE

Land Rear Of 189 To 207 And 189 Waldegrave Road Teddington

PROPOSAL

Demolition of existing buildings. Redevelopment of No. 189 Waldegrave Road (Block A) and reduction of commercial floorspace to increase width of site access road and to create one ground floor commercial unit and 3 no. one-bedroom residential apartment.

Change of use of rear of the site from employment (light industrial) to C3 residential. Erection of Block B (three storey residential block) and erection of Block C (part three storey part two-storey residential block) comprising 15 no. residential apartments (8 x one bedroom and 7 x two-bedroom C3 units).

Creation of a disabled car parking space on the Waldegrave Road frontage. erection of cycle storage and recycling structure; landscaping.

SUMMARY OF REASONS AND INFORMATIVES

REASONS

U0153964	Loss of Employment/Business
U0153965	Character and Design
U0153966	Transport and Highway Safety
U0153967	Residential Standards
U0153968	Waste
U0153974	Affordable Housing
U0153970	Neighbour Amenity
U0153971	Trees
U0153972	Drainage
U0153973	Sustainability
U0153969	Fire Safety

INFORMATIVES

U0077034	Decision Drawings
U0077036	NPPF Refusal Para 38-42
U0077035	EIA Screening

DETAILED REASONS AND INFORMATIVES

DETAILED REASONS

U0153964 Loss of Employment/Business

Insufficient evidence has been provided to demonstrate that No. 189 and the rear of the site have been marketed for their potential to accommodate a future employment/business use as appropriate and/or alternative social infrastructure uses for a minimum period of 2-years. The total loss of employment floorspace at the rear of the site and the reduction of the size of the commercial unit have not been justified. The reduction of the commercial unit at 189 Waldegrave Road result in a detrimental impact on the Waldegrave Road Area of Mixed Use and designated Secondary Shopfront. As such, the proposal is contrary to London Plan (2021) E1, E7 and Local Plan (2018) LP25 . Additionally the proposal fails to meet the marketing criteria set under Policies LP26, LP41, LP42 and supporting Appendix 5 of the London Borough of Richmond Upon Thames Local Plan 2018.

U0153965 Character and Design

The proposed redevelopment of No. 189 Waldegrave Road and creation of Block B and Block C by reason of their inappropriate design, height, scale, bulk and mass would result in an unsympathetic form of overdevelopment that would fail to harmonise with the adjacent property No. 191 Waldegrave Road or the wider street scene to the detriment to the overall character and appearance of the Cambridge Road and Surrounds Character Area 2. The scheme is therefore contrary to, in particular, NPPF Para 134, London Plan D3 and policies LP1, LP39 of the LBRUT Local Plan (2018) the aims and objectives in the Teddington and Hampton Wick Village Plan.

U0153966 Transport and Highway Safety

It is considered that the proposal would result in an unacceptable level of on-street parking stress in the locality. Insufficient evidence has been supplied to demonstrate that the increase in the side access would not have a detrimental impact on highway safety. Overall the proposal is considered to be contrary to London Plan (2021) T6, LBRUT Local Plan (2018) LP39, LP 44 and LP45 and the Transport SPD (2020).

U0153967 Residential Standards

The application has failed to demonstrate that the proposed scheme would provide adequately sized rooms with comfortable and functional layouts and amenity space contrary to NDSS (2015), London Plan (2021) D6, The London Plan Table 3.1 Space Standards (2021), Policy GG3, LBRUT Local Plan (2018) Policies LP30 and LP35 and the Residential Development Standards SPD March (2010).

U0153968 Waste

The application has failed to demonstrate it can provide adequate waste and recycling servicing and storage for Block B and Block C contrary to the requirements of LBRUT Local Plan (2018) policies LP24, LP 39 and the Refuse And Recycling: Storage And Access Requirements For New Developments SPD, December 2022.

U0153974 Affordable Housing

In the absence of a binding obligation securing an appropriate financial contribution towards the provision of affordable housing within the borough, the proposal would be prejudicial to meeting the Council's affordable housing objectives contrary to London Plan (2021) H4, LBRUT Local Plan (2018) Policies LP30 and LP36 and the Supplementary Planning Document: Affordable Housing.

U0153970 Neighbour Amenity

The proposed redevelopment of No. 189 owing to its rear roof terrace and excessive height, bulk and mass would result in an unacceptable loss of light, visual amenity and noise & disturbance upon the Flats at No. 187 Waldegrave Road and Flat 191A Waldegrave Road.

Proposed Block B owing to its unsympathetic height, bulk, mass, siting and design would result in an unneighbourly form of over development which would fail to safeguard residential amenities of nearby occupants. To the south at No. 187A & 187B Block B would be overbearing, dominant, cause detrimental visual amenity impacts, noise and disturbance.

Additionally, Block B would give rise to unacceptable visual amenity, privacy, overlooking, noise and disturbance impacts upon Flats 1-4 201 Waldegrave Road, Flats 1-3 203 Waldegrave Road Flats A-E 205 Waldegrave Road and Flats 1-4 207 Waldegrave Road to the east.

Proposed Block C (including its balconies and roof terrace) owing to its unsympathetic height, bulk, mass, siting along the eastern boundary and design would result in an unneighbourly form of over development which would fail to safeguard residential amenities of nearby occupants to the north and east of the site in particular on the Flats 1-3 203 Waldegrave Road Flats A-E 205 Waldegrave Road and Flats 1-4 207 Waldegrave Road. Blocks C would give rise to unacceptable loss of light, visual amenity, privacy, overlooking, noise and disturbance impacts upon these properties.

On the basis of the above, the development would be contrary to LBRUT Local Plan (2018) Policies LP8, LP30 and LP39.

U0153971 Trees

The supplied evidence does not demonstrate that the development would not result in the damage or loss of the amenity value tree T5 or that it would be adequately protected throughout the course of development the proposal would not accord with policy LP16 of the Local Plan (2018).

U0153972 Drainage

The application has failed to demonstrate that it would provide adequate drainage to serve scheme. As such it would fail to comply the London Plan (2021) Policy SI 13 and the LBRUT Local Plan (2018) Policy LP21.

U0153973 Sustainability

In absence of information to confirm the proposal's performance in terms of CO2 reduction, water saving, energy efficiency and sustainability would meet the minimum requirements this proposal is contrary to London Plan Policy (2021) SI 2, GG3, and Policies LP22 and LP30 of the LBUT Local Plan (2018).

U0153969 Fire Safety

In absence of information to confirm the proposal would not put future residents/users at risk in the event of a fire, the proposal fails to meet the minimum requirements of the London Plan Policy (2021) D12.

DETAILED INFORMATIVES

U0077034 Decision Drawings

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

02 Nov 2021 MA014-MAA-XX-DR-A-01001

Location plan

02 Nov 2021	MA014-MAA-XX-DR-A-01002	Existing Block Plan
02 Nov 2021	MA014-MAA-XX-DR-A-01011	Existing Site Elevations
02 Nov 2021	MA014-MAA-XX-DR-A-01051	Existing Floor Plans
02 Nov 2021	MA014-MAA-XX-DR-A-01101	Proposed Block Plan:Ground Floor
02 Nov 2021	MA014-MAA-XX-DR-A-01102	Proposed Block Plan:1st Floor
02 Nov 2021	MA014-MAA-XX-DR-A-01103	Proposed Block Plan:2nd Floor
02 Nov 2021	MA014-MAA-XX-DR-A-01104	Proposed Block Plan:Roof
02 Nov 2021	MA014-MAA-XX-DR-A-01111	Proposed Site Elevations
02 Nov 2021	MA014-MAA-XX-DR-A-01121	Proposed Site Sections
02 Nov 2021	MA014-MAA-XX-DR-A-02101	Proposed First Floor
02 Nov 2021	MA014-MAA-XX-DR-A-02101	Proposed Ground Floor
02 Nov 2021	MA014-MAA-XX-DR-A-02101	Proposed Second Floor
02 Nov 2021	MA014-MAA-XX-DR-A-02104-GA	Proposed Roof Plan
02 Nov 2021	MA014-MAA-XX-DR-A-04101-GA	Proposed Elevation Block A
02 Nov 2021	MA014-MAA-XX-DR-A-04111-GA	Proposed Elevation Block B
02 Nov 2021	MA014-MAA-XX-DR-A-04121-GA	Proposed Elevation Block C
02 Nov 2021	MA014-MAA-XX-DR-A-24001	Proposed Elevations Cycle Store

All received on 02 Nov 2021

U0077036 NPPF Refusal Para 38-42

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:

- o The applicants did seek formal pre-application advice, however, the Council's recommendations for amendments were not followed, and the scheme was found to be contrary to policy and guidance, and therefore the application was subsequently refused. The Council is ready to enter into discussions, through the Council's formal pre-application service, to advise the applicants of relevant policy and guidance; and where possible assist in the preparation of a new planning permission. More information on the pre-application service and relevant fees can be found online at www.richmond.gov.uk/pre-application_for_developers.

U0077035 EIA Screening

A future application may be supported by a Screening Opinion under the Town and Country planning (Environmental Impact Assessment) Regulations 2017 ('the EIA Regulations') in relation to the light industrial use/storage of scrap vehicles.

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION
21/3773/FUL

FUL Applications

Making an Appeal – Summary Guidance

Whether to appeal

If the Local Planning Authority (LPA) turn down your application, you should look carefully at the reasons why they turned it down before you make an appeal. You should speak to the LPA to see if you can sort out the problem - perhaps by changing your proposal. An appeal should only ever be a last resort.

Type of appeal:

Planning Application

Appeal time:

Within six months of the date of the council's decision letter.

Who can appeal?

The applicant or their agent may lodge an appeal.

The right of appeal:

You can appeal against the council's decision:

- If you applied to the Local Planning Authority and they:
 - Refused permission;
 - Gave permission but with conditions you think are inappropriate;
 - Haven't approved the details of a scheme which they or the Secretary of State have already given outline planning permission for or;
 - Have approved the details of a scheme but with conditions you think are inappropriate or unreasonable.

- If the LPA rejected a proposal arising from a condition or limitation on a planning permission.
- If the LPA don't decide your application within the time allowed. Normally the time allowed is eight weeks from when they accept your application.
- If the LPA told you they needed more information before they could decide your outline planning application, but you do not want to supply this.

You will make your appeal to the Department for Communities and Local Government of which the Planning Inspectorate is a part. Most are decided by specialist officers in the Planning Inspectorate. Only the person or business applying for consent to display an advertisement may appeal. If the council issues a discontinuance notice, only those on whom the notice is served may appeal.

The appeal process:

Appeals must be made

- Online at www.planninginspectorate.gov.uk, or
- Initial Appeals, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

It will be expected that all appeal documentation will be submitted electronically.

The process is fully documented on the website of the Planning Inspectorate www.planninginspectorate.gov.uk, however in summary there are three main types of appeal:

Written procedure:

Written evidence is considered from the applicant/agent/business and the council. The council will send copies of any letters of objection or support they received when considering your application. Within six weeks of the Inspectorate receiving your appeal forms the council will send a copy of their statement to the Inspectorate. You must make any comment on these within three weeks.

Hearing procedure:

Hearings allow you and the council to exchange views and discuss your appeal. Before the hearing the council will send a copy of their statement to you and the Inspectorate. You can comment on their statement in writing otherwise the Inspectorate will treat the reasons given in your appeal form as the basis of your case for discussion.

Hearings are usually held in council offices. The Inspector leads the discussion and invites the people involved to put their points across. The Inspector will visit the site unaccompanied before the hearing and will make a further accompanied visit as part of the hearing.

Inquiry procedure:

Inquiries are normally for large-scale applications. A public inquiry is a formal procedure in which both parties have legal representation.

Making your views known on someone else's appeal:

The LPA will notify anyone who took part in the consultations when you first applied for permission that you are appealing. For appeals decided by hearing or inquiry the LPA will tell interested people when and where this will be and let them know that they can attend. The Inspectorate will also take account of the views of certain groups who have a right to comment, for example, owners of a site, local amenity groups and so on.

Costs:

Normally you and the council will pay for your own expenses in an appeal. You can only claim costs when you can show that the council have behaved in an unreasonable way causing unnecessary expense.

Who to contact?

The Planning Inspectorate

Website www.planninginspectorate.gov.uk

Email enquiries@pins.gsi.gov.uk

Telephone 0303 444 5000

Write to Initial Appeals, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN

London Borough of Richmond upon Thames

Website www.richmond.gov.uk/planning

Email planningappeals@richmond.gov.uk

Telephone 020 8891 1411 for advice

Write to The Appeals Officer, Development Control, Civic Centre, 44 York Street, Twickenham TW1 3BZ