

Environment Directorate / Development Management

Web: www.richmond.gov.uk/planning
Email: envprotection@richmond.gov.uk
Tel: 020 8891 1411
Textphone: 020 8891 7120



Robothams Architects
The Old Library
12 Church Street
Warwick
CV34 4AB

Letter Printed 14 June 2023

FOR DECISION DATED
14 June 2023

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: 23/1020/GPX13
Your ref:
Our ref: DC/JPH
Applicant:
Agent:

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 **14 April 2023** for a **PRIOR APPROVAL** relating to:

St Marys College 268 Waldegrave Road Twickenham TW1 4SX

for

The proposed development comprises of two new extensions, which includes a new entrance foyer and extending the main function with a new raised terrace. The building would be increased in height to provide a new mezzanine floor above the main function room. This new mezzanine mansard roof would be lower than the existing adjoining roof

The grounds for the Council's decision are subject to the reasons and informatives summarised and listed on the attached schedule.

Yours faithfully

www.richmond.gov.uk/planning

London Borough of Richmond upon Thames
Civic Centre, 44 York Street, Twickenham TW1 3BZ

Tel 020 8891 1411 Textphone 020 8891 7120 Email envprotection@richmond.gov.uk

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 23/1020/GPX13

APPLICANT NAME

St Marys University
268, Waldegrave Road
Twickenham
TW1 4SX

AGENT NAME

The Old Library
12 Church Street
Warwick
CV34 4AB

SITE

St Marys College 268 Waldegrave Road Twickenham TW1 4SX

PROPOSAL

The proposed development comprises of two new extensions, which includes a new entrance foyer and extending the main function with a new raised terrace. The building would be increased in height to provide a new mezzanine floor above the main function room. This new mezzanine mansard roof would be lower than the existing adjoining roof

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

SUMMARY OF REASONS AND INFORMATIVES

REASONS

U0158467	Design and external appearance
U0158468	Transport and highways impacts

INFORMATIVES

U0079612	Decision Drawings
----------	-------------------

DETAILED REASONS AND INFORMATIVES

DETAILED REASONS

U0158467 Design and external appearance

The proposal, by extending onto Metropolitan Open Land, would be harmful to the open character and appearance of the immediate locality of the building and, therefore, represents an extension of inappropriate design and external appearance contrary to Paragraph M.2 (F) of Schedule 2, Part 7, Class M of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

U0158468 Transport and highways impacts

The proposal, which would result in the loss of off-street vehicle parking spaces, has failed to demonstrate that it would not result in increased on-street parking stress, that is to say, that it would not have an unacceptable impact in terms of transport and highways. As such, the proposal is not thought to comply with Paragraph M.2 (F) of Schedule 2, Part 7, Class M of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

DETAILED INFORMATIVES

U0079612 Decision Drawings

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

4307-110, 4307-111, 4307-112, received on 18th April 2023; and
4172-10, 4172-101, 4172-102, 4172-103, received on 19th April 2023

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION
23/1020/GPX13

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.**
- 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.**