

Place Division / Development Management

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George Voss
PMV Planning
The Boathouse Design Studio
27 Ferry Road
Teddington
TW11 9NN

Letter Printed 12 June 2024

FOR DECISION DATED
12 June 2024

Dear Sir/Madam

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

Application: 24/0850/FUL
Your ref: No.10 Orleans Road, Twickenha...
Our ref: DC/KEM/24/0850/FUL
Applicant: Jacqui Norris
Agent: George Voss

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 **3 April 2024** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

10 Orleans Road Twickenham TW1 3BL

for

Change of use of the building from vacant commercial use to two dwellings plus external alterations.

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. Arroy'.

Robert Angus
Head of Development Management

SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 24/0850/FUL

APPLICANT NAME

Jacqui Norris
C/O Agent

AGENT NAME

George Voss
The Boathouse Design Studio
27 Ferry Road
Teddington
TW11 9NN

SITE

10 Orleans Road Twickenham TW1 3BL

PROPOSAL

Change of use of the building from vacant commercial use to two dwellings plus external alterations.

SUMMARY OF REASONS AND INFORMATIVES

REASONS

U0183017	Refusal - Loss of industrial floorspace
U0183018	Reason for Refusal - Design/Heritage
U0183019	Reason for Refusal - Affordable Housing
U0183020	Reason for refusal - amenity

INFORMATIVES

U0092279	NPPF REFUSAL- Para. 38-42
U0092280	Decision Drawing Numbers

DETAILED REASONS AND INFORMATIVES

DETAILED REASONS

U0183017 Refusal - Loss of industrial floorspace

The scheme, by reason of the loss of an existing B8 industrial unit and in the absence of robust and compelling evidence that clearly demonstrates that there is no longer a demand for an industrial based use in this location and that there is not likely to be in the foreseeable future, or a sequentially preferable employment generating or community use, would reduce employment opportunities within the locality contrary to the aims of the Council's employment policies. The proposal therefore fails to comply with Policy E2, E4, and E7 of the London Plan, Policies LP40 and LP42 of the Local Plan (2018) and policy 22 and 24 of the Publication Local Plan as supported by the Greater London Authority (GLA) Industrial Land Supply Study (2023), the Employment Land and Premises Needs Assessment (December 2021) and Employment Land and Premises Needs Assessment Update (April 2023).

U0183018 Reason for Refusal - Design/Heritage

The combined extensions and alterations, by reason of their siting, scale and design, would result in significant alteration creating an unsympathetic and incongruous form of development that harms the character and proportions of the host building and fails to preserve or enhance the setting, character and appearance of the Twickenham Riverside conservation area and the special interest/significance of 14-15 Montpelier Row (Grade II*), as well as detracting from the setting of surrounding Buildings of Townscape Merit. This is contrary to policies, in particular, LP1, LP3 & LP4 of the Local Plan (2018), Publication Local Plan policies 28, 29 and 30, and the Supplementary Planning Document Buildings of Townscape Merit and Richmond & Twickenham Village Planning Guidance as supported by the Twickenham Riverside Conservation Area Statement and Appraisal. The proposals do not satisfy the statutory duty of Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and do not meet Policy HC1 or D3 of the London Plan (2021) or relevant paragraphs of the NPPF (2023).

U0183019 Reason for Refusal - Affordable Housing

In the absence of a legal agreement to secure an appropriate contribution towards off-site affordable housing, or independent verification of evidence to demonstrate that a contribution is not viable, the scheme fails to address the recognised housing need and will be contrary to, in particular, to Local Plan Policy LP36, Publication Local Plan Policy 11, Supplementary Planning Document on Affordable Housing (2014) and the National Planning Policy Framework.

U0183020 Reason for refusal - amenity

The proposal, by reason of its siting, depth and height, and in the absence of adequate information on impact on light, would result in a dominant, overbearing and visually intrusive form of development, which would create an unacceptable sense of enclosure to the private amenity space of the adjacent neighbouring property at no. 1 Chapel Road and fails to demonstrate that there would not be a harmful loss of light, detrimental to the amenities of the occupants thereof. The development is thereby contrary to the aims and objectives of the NPPF [2023], Policy LP8 of the Local Plan [2018] and Policy 46 of the Publication Local Plan.

DETAILED INFORMATIVES

U0092279 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.

U0092280 Decision Drawing Numbers

For the avoidance of doubt the Drawing(s) No(s) to which this decision refers are as follows:- 22001_E100, 22001_E100_EX, 22001_E101, 22001_E101_EX, 22001_E102, 22001_E102_EX, 22001_E103, 22001_E103_EX, 22001_P001, 22001_P002, 22001_P003, 22001_P100, 22001_P100_EX, 22001_P101, 22001_P101_EX, 22001_P102, 22001_P102_EX, 22001_S100, 22001_S100_EX & 22001_S101 received on 03 Apr 2024.

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION
24/0850/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