

**Place Division / Development Management**

Web: [www.richmond.gov.uk/planning](http://www.richmond.gov.uk/planning)  
Email: [envprotection@richmond.gov.uk](mailto:envprotection@richmond.gov.uk)  
Tel: 020 8891 1411  
Textphone: 020 8891 7120



Will Foster  
ROK Planning  
51-52 St John's Square  
London  
EC1V 4JL  
United Kingdom

Letter Printed

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:** 24/1724/DEMPN  
**Your ref:**  
**Our ref:** DC/AMU  
**Applicant:**  
**Agent:** Will Foster

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 **4 July 2024** for a **PRIOR APPROVAL** relating to:

**74 Oldfield Road Hampton**

for

**Demolition of building.**

The grounds for the Council's decision are 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 24/1724/DEMPN

## APPLICANT NAME

SHURGARD UK LTD 6 A C Court  
High Street  
Thames Dilton  
KT7 0SR

## AGENT NAME

Will Foster  
51-52 St John's Square  
London  
EC1V 4JL  
United Kingdom

## SITE

74 Oldfield Road Hampton

## PROPOSAL

Demolition of building.

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

## SUMMARY OF REASONS AND INFORMATIVES

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### REASONS

U0186305	Reason for Refusal
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### INFORMATIVES

U0093414	Decision Drawings
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# DETAILED REASONS AND INFORMATIVES

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## DETAILED REASONS

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### U0186305 Reason for Refusal

Contrary to B.2 of Class B, Part 11, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015, insufficient information has been provided regarding the method of demolition and any proposed restoration of the site, in particular:

- a) Absence of Preliminary Ecological Survey / bat roost assessment; biodiversity net gain statement; lack of information to identify the impact of works on the sites and neighbouring sites biodiversity value and wildlife corridors, and lack of mitigation details. As such, it has not been demonstrated the development will not harm the site and boroughs' biodiversity value, contrary to policies LP15 and LP16 of the Local Plan.
- b) Failure to demonstrate that the development will not prejudice the free flow of traffic and highway and pedestrian safety, contrary to policies LP10 and LP44 of the Local Plan, in response to, insufficient, inconclusive and inaccurate swept path analysis and site layout details; lack of details of access works and management of vehicles along constrained access roads and their relationship with other road vehicles, cyclists and pedestrians; and hours of delivery vehicles.
- c) Insufficient arboricultural information in relation to tree surveys, any tree works and removal, arboricultural impact and method statement, tree protection and storage of materials / plant near trees, thereby raising significant concern over potential damage to trees and loss of trees, contrary to policy LP16 of the Local Plan.
- d) Lack of detail as to how noise and pollution will be limited and mitigated, and thereby potentially resulting in unacceptable noise disturbance and pollution, contrary to policy LP10.

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## DETAILED INFORMATIVES

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### U0093414 Decision Drawings

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

Application Form; Cover Letter and Demolition Notice; drawing 23053GA-10-001; Risk Assessment And Method Statement; all received 8th July 2024.

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION  
24/1724/DEMPN

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### 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](http://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.**