

Place Division / Development Management

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Andy Hollins
Hollins Planning Ltd
Tintagel House
92 Albert Embankment
SE1 7TY

Letter Printed 14 August 2024

FOR DECISION DATED
14 August 2024

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: 24/1770/GPD26
Your ref:
Our ref: DC/DAV
Applicant:
Agent: Andy Hollins

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

Unit 19 And 20 Station Point 121 Sandycombe Road Richmond

for

Conversion of offices into a single dwelling

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 24/1770/GPD26

APPLICANT NAME

Unit 19 And 20
Station Point
121 Sandycombe Road
Richmond
TW9 2AD

AGENT NAME

Andy Hollins
Tintagel House
92 Albert Embankment
SE1 7TY

SITE

Unit 19 And 20 Station Point 121 Sandycombe Road Richmond

PROPOSAL

Conversion of offices into a single dwelling

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

SUMMARY OF REASONS AND INFORMATIVES

REASONS

U0187057	Reason for Refusal - Transport / Access
U0187056	Reason for Refusal - Natural Light

INFORMATIVES

U0093614	Decision drawing numbers ~~
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DETAILED REASONS AND INFORMATIVES

DETAILED REASONS

U0187057 Reason for Refusal - Transport / Access

In the absence of sufficient evidence to demonstrate that adequate arrangements can be made for offstreet parking and the storage and disposal of waste, such as not to result in detrimental transport impacts as well as impact to the safe and suitable access to the site for all users, the proposals do not comply with condition MA.2(2)(a) Criteria 1a of Part 3 - Changes of Use, Class MA 'Commercial, Business and Service Uses to Dwellinghouses' contained within the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

U0187056 Reason for Refusal - Natural Light

In the absence of sufficient evidence to demonstrate that natural light will be available to bedrooms 1 and 2, the scheme will be contrary to the requirements under condition MA.2(2)(f) of Part 3 - Changes of Use, Class MA 'Commercial, Business and Service Uses to Dwellinghouses' contained within the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

DETAILED INFORMATIVES

U0093614 Decision drawing numbers ~~

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

001, 002, 010, 011, 020A, 021; received on 11 July 2024.

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION
24/1770/GPD26

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.**