

Place Division / Development Management

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London Borough of Hounslow

Letter Printed 25 September 2024

FOR RECOMMENDATION DATED
25 September 2024

The Town and Country Planning Act 1990, (as amended)
Consultation - Objection

Application: 24/2129/CON
Your ref:
Our ref: DC/DAV/24/2129/CON/CON
Applicant:
Agent:

LOCATION

1 Burlington Lane Chiswick

for

PROPOSAL

Demolition and redevelopment of the site to provide a part-6, part-10 storey building to create 132 self contained flats and terrace of 3-storey properties, comprising of residential development, flexible commercial floorspace with associated car parking, private & communal amenity space, landscaping, refuse, cycle and public realm improvements

I refer to your consultation regarding the above mentioned proposal.

My Council's observations are as follows:

The be advised that the London Borough of Richmond upon Thames objects to the scheme for the reasons detailed in 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

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London Borough of Richmond upon Thames
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SCHEDULE OF REASONS AND INFORMATIVES FOR CONSULTATION 24/2129/CON

APPLICANT NAME

AGENT NAME

LOCATION

1 Burlington Lane Chiswick

PROPOSAL

Demolition and redevelopment of the site to provide a part-6, part-10 storey building to create 132 self contained flats and terrace of 3-storey properties, comprising of residential development, flexible commercial floorspace with associated car parking, private & communal amenity space, landscaping, refuse, cycle and public realm improvements

SUMMARY OF REASONS AND INFORMATIVES

REASONS

U0189477	Impact on Local Views
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INFORMATIVES

U0094558	Officer Commentary
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DETAILED REASONS AND INFORMATIVES

DETAILED REASONS

U0189477 Impact on Local Views

The London Borough of Hounslow is to be advised that this Authority (London Borough of Richmond Upon Thames) raises objection to the proposal. There would be harm caused to the significance of local views at Leg O Mutton Nature Reserve, with harmful skyline intrusions.

DETAILED INFORMATIVES

U0094558 Officer Commentary

In regards to design it is noted that Richmond has published a draft SPD on Local Views.

Local view I2.1 from the Leg O Mutton is described as a "Scenic, wide-angle view from River Thames Pathway at bend in the river (north Leg O Mutton Nature Reserve) across to Chiswick on the opposite river bank, encompassing:

a) (left) the historic buildings set on Chiswick Mall (Grade II), Church of St Nicholas (Grade II*), Griffin Brewery, and Fuller's Brewery (Grade II) including industrial smoke stacks."

The TVIA illustrates the proposed development from a number of views. View 10c illustrates the view from Richmond bank towards the proposed site. The AVR shows the proposed development overwhelming the existing riverside buildings.

In paragraph 6.13 of the THVIA it says -In views from the River Thames, there would be a range of Minor Neutral to a localised Moderate Adverse visual effect - the latter seen from a limited stretch of the Thames Path on the southern bank opposite the Old Chiswick CA where the proposal would be seen directly behind the listed Church of St. Nicholas. The proposal would have prominence on the skyline though would appear similar to the general height of surrounding mature trees and taller buildings around the brewery site.

In terms of the riverscape setting the proposed development would have a negative impact when viewed from the river and from Richmond bank.

From the above analysis from the THVIA there would have no impact on conservation areas or listed buildings in Richmond. It would not impact on the Royal Botanic Gardens Kew World Heritage Site.

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR CONSULTATION
24/2129/CON
