

Place Division / Development Management

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Mr James Lloyd
JLAI Town & Country Planning Consultants
First Floor, 24 Ormond Road
London
TW10 6TH

Letter Printed 24 October
2024

FOR DECISION DATED
24 October 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: 24/2210/GPD26
Your ref:
Our ref: DC/GRE
Applicant: Dr Paul Danford
Agent: Mr James Lloyd

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 **2 September 2024** for a **PRIOR APPROVAL** relating to:

157A Kew Road Richmond TW9 2PN

for

The conversion of the basement Use Class E (health and medical services to visiting members of the public) unit to a single-family dwelling (C3) with associated refuse and cycle storage. (Updated: Site Address amended to 157A Kew Road)

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 be 'R. Aray'.

Robert Angus
Head of Development Management

SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 24/2210/GPD26

APPLICANT NAME

Dr Paul Danford
157 Kew Road
Richmond
TW9 2PN

AGENT NAME

Mr James Lloyd
First Floor, 24 Ormond Road
London
TW10 6TH

SITE

157A Kew Road Richmond TW9 2PN

PROPOSAL

The conversion of the basement Use Class E (health and medical services to visiting members of the public) unit to a single-family dwelling (C3) with associated refuse and cycle storage. (Updated: Site Address amended to 157A Kew Road)

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

SUMMARY OF REASONS AND INFORMATIVES

REASONS

| | |
|----------|---------------|
| U0191445 | Natural Light |
| U0191446 | Flood Risk |

INFORMATIVES

| | |
|----------|-------------------|
| U0095160 | Decision Drawings |
|----------|-------------------|

DETAILED REASONS AND INFORMATIVES

DETAILED REASONS

U0191445 Natural Light

In the absence of sufficient evidence to demonstrate the provision of adequate natural light in all habitable rooms of the proposed dwelling, the scheme is 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).

U0191446 Flood Risk

In the absence of a satisfactory flood risk assessment, the scheme is contrary to the requirements under condition MA.2(2)(c) 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

U0095160 Decision Drawings

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

2417 PL01; 2417 PL02; 2417 PL03A and Location Plan received 03 September 2024

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION
24/2210/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.**