

Place Division / Development Management

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Paul Dickinson
Paul Dickinson and Associates
Highway House
Lower Froyle
GU34 4NB

Letter Printed 14 November
2024

FOR DECISION DATED
14 November 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: 24/2432/GPD24
Your ref:
Our ref: DC/GAP
Applicant: Mr M Lal
Agent: Paul Dickinson

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

100 High Street Whitton Twickenham TW2 7LN

for

Change of use from Class E commercial business and service use to mixed use consisting of Class E commercial business and service use and Class C3 residential (2 flats).

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 24/2432/GPD24

APPLICANT NAME

Mr M Lal
33 Wentworth Park
London
N3 1YE

AGENT NAME

Paul Dickinson
Highway House
Lower Froyle
GU34 4NB

SITE

100 High Street Whitton Twickenham TW2 7LN

PROPOSAL

Change of use from Class E commercial business and service use to mixed use consisting of Class E commercial business and service use and Class C3 residential (2 flats).

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

SUMMARY OF REASONS AND INFORMATIVES

REASONS

U0192921	Refusal
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INFORMATIVES

U0095449	Decision Documents
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DETAILED REASONS AND INFORMATIVES

DETAILED REASONS

U0192921 Refusal

The scheme submitted under this prior approval application contravenes the requirements of the Article 4 Direction, covering the application site, that removes permitted development rights regarding the change of use from class E use (commercial, business and service uses) to C3 use (dwellinghouses). As such, prior approval is refused.

DETAILED INFORMATIVES

U0095449 Decision Documents

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

100 and 001 - received 27/09/2024.

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION
24/2432/GPD24

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.**