



**LONDON BOROUGH OF  
RICHMOND UPON THAMES**

TOWN AND COUNTRY PLANNING ACT 1990 : DECISION NOTICE

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Reference No. 03/2789/FUL

Date: 31 October, 2003

ST MARYS COLLEGE  
c/o ASH DESIGN CONSULTANTS  
RIVERSIDE OFFICES BLOCK A  
LITTLEBROOK BUSINESS PARK  
DARTFORD  
DA1 5PZ

WHEREAS in accordance with the provisions of the Town and Country Planning Act, 1990, and the Orders made thereunder you have made an application received on 5 September, 2003 and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

ST. MARYS UNIVERSITY COLLEGE, WALDEGRAVE ROAD, TWICKENHAM  
for  
PROVISION OF DISPERSED REFUSE STORAGE COMPOUNDS IN 6 LOCATIONS ON CAMPUS WITH A CENTRAL COLLECTION POINT ACCESSIBLE FROM CLIVE ROAD.

NOW THEREFORE WE THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF RICHMOND UPON THAMES acting by the Council of the said Borough, the Local Planning Authority HEREBY GIVE YOU NOTICE pursuant to the said Act and the Orders made thereunder that permission to develop the said land in accordance with the said application is hereby **REFUSED** for the following reason(s):

REASONS:

NS01U NON-STANDARD  
NS03U NON-STANDARD

NS02U NON-STANDARD

INFORMATIVES:

IL05U DECISION DRAWING NUMBERS

The full text of the reason(s) and/or informative(s) is shown on the attached sheet(s).

Environmental Protection and Customer Services  
Civic Centre, 44 York Street  
Twickenham, TW1 3BZ  
Tel: 020 8891 7300

FULR

Signature .....

ON BEHALF OF THE COUNCIL  
(SEE ATTACHED NOTES)

ST MARYS COLLEGE  
ASH DESIGN CONSULTANTS  
RIVERSIDE OFFICES BLOCK A  
LITTLEBROOK BUSINESS PARK  
DARTFORD  
DA1 5PZ

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

**REASONS:**

**NS01U NON-STANDARD**

The proposed development would by reason of the design and close proximity of some bin stores to Strawberry Hill, a Grade I listed building, and to their prominent visibility from a Grade II Historic Garden, be detrimental to the character and setting of those entities. The proposal would thereby be contrary to policies ENV 11, 12 and 19 of the adopted Unitary Development Plan and policies ENV 10, BLT 3 and 11 of the emerging Unitary Development Plan First Review.

**NS02U NON-STANDARD**

The proposed development by reason of the close proximity of bin stores to trees of significant amenity value would result in damage to or the loss of several mature trees which are the subject of a Tree Preservation Order, to the detriment of the character and appearance of the area. The proposal would thereby be contrary to policy ENV 8 of the adopted Unitary Development Plan and policy ENV 9 of the emerging Unitary Development Plan - First Review. ✓

**NS03U NON-STANDARD**

The proposed development would by reason of the close proximity of the central waste collection point to residential properties in Clive Road be likely to cause problems of noise and disturbance to the occupiers of these properties to the detriment of their amenities. The proposal would thereby be contrary to policy ENV 24 of the adopted Unitary Development Plan and policy BLT 16 of the emerging Unitary Development Plan - First Review. ✓

**INFORMATIVES:**

II05U DECISION DRAWING NUMBERS

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

03723 L(0)4 and 03723 L(0)5 received on 5th September 2003.