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**TOWN AND COUNTRY PLANNING ACT 1990: DECISION NOTICE**

Mrs Hannah Dutton-Waller  
33 Park Court  
Park Road  
Hampton Wick  
KT1 4AX  
United Kingdom

Please contact: Planning Support

Please telephone: 0845 612 2660

Your ref:

Our ref: DC/SGS/10/0593/COU

Letter Printed: 3 August 2010

**FOR DECISION DATED**  
03.08.2010

**Applicant:** Mrs Hannah Dutton-Waller

**Agent:**

**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 March 2010** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

Strykers Railway, 91 High Street, Hampton Wick, KT1 4DG

for

**Conversion from commercial premises (public house) to a single family dwelling.**

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** subject to the reasons and informatives summarised below and listed on the attached schedule:-

**SUMMARY OF REASONS AND INFORMATIVES**

**CONDITIONS:**

U33647 Insufficient marketing evidence  
U33487 Lack of small units

**INFORMATIVES:**

U47860 Decision drawings

Yours faithfully

A handwritten signature in black ink, appearing to read 'R. Angus', with a long horizontal flourish extending to the right.

Robert Angus  
Development Control Manager

**APPLICANT NAME**

Mrs Hannah Dutton-Waller  
33 Park Court Park Road Hampton Wick KT1  
4AX United Kingdom

**AGENT NAME****SITE:**

Strykers Railway, 91 High Street, Hampton Wick, KT1 4DG.

**PROPOSAL:**

Conversion from commercial premises (public house) to a single family dwelling.

**DETAILED REASONS**

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**U33647 Insufficient marketing evidence**

The applicants have failed to provide sufficient marketing evidence that all reasonable efforts to market the property at a reasonable open market price for a sufficient period of time have been undertaken, thereby failing to demonstrate that the site is no longer suitable for a public house or an alternative cultural or entertainment use, and so the proposal would be contrary to Policy CCE15 of the Adopted London Borough of Richmond-upon-Thames Unitary Development Plan 2005.

**U33487 Lack of small units**

No small units of accommodation would be provided by the proposed development and consequently the proposal would be contrary to policy HSG 11 of the Richmond upon Thames Unitary Development Plan First Review.

**DETAILED INFORMATIVES**

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**U47860 Decision drawings**

For the avoidance of doubt the Drawing(s) No(s) to which this decision refers are as follows:- site plan and floorplans received 5th March 2010

**END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 10/0593/COU**

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