



**LONDON BOROUGH OF
RICHMOND UPON THAMES**

TOWN AND COUNTRY PLANNING ACT 1990 : DECISION NOTICE

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Reference No. 03/0668/FUL

Date: 22 April, 2003

ST MARYS COLLEGE
c/o ASH DESIGN CONSULTANTS LTD
RIVERSIDE OFFICES, BLOCK A
LITTLEBROOKE 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 26 February, 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
RE-LOCATION OF THE EXISTING MAIN COLLEGE BIN STORAGE AREA.

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
c/o ASH DESIGN CONSULTANTS LTD
RIVERSIDE OFFICES, BLOCK A
LITTLEBROOKE BUSINESS PARK
DARTFORD DA1 5PZ

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

REASONS:

NS01U NON-STANDARD

The proposal would constitute inappropriate development in land designated as metropolitan open land. The proposal would therefore be contrary to policy ENV 3 of the adopted Unitary Development Plan and policy ENV 1 of the Unitary Development Plan - First Review.

NS02U NON-STANDARD

The proposed development would result in 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 therefore be contrary to policy ENV 8 of the adopted Unitary Development Plan and policy ENV 9 of the Unitary Development Plan- First Review.

NS03U NON-STANDARD

The proposal by reason of its close proximity to residential properties in Clive Road would be likely to cause problems of noise and disturbance to the occupiers of these properties to the detriment of their amenities. The proposal would therefore be contrary to policy ENV 24 of the adopted Unitary Development Plan and policy BLT 16 of the Unitary Development Plan - First Review.

INFORMATIVES:

IL05U DECISION DRAWING NUMBERS

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

L(0)1 and L(0)2 received on the 26th February 2003 and L(0)3 received on the 3rd April 2003.