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

Mr K Gill  
Planning 4 Property  
Avondale  
Woking  
GU21 8UA

Please contact: Planning Support

Please telephone: 020 8891 1411

Your ref:

Our ref: DC/SGS/14/4131/COU

Letter Printed: 26 November  
2014

**FOR DECISION DATED**  
26.11.2014

Dear Sir/Madam

**Applicant:** Mr Russell Day

**Agent:** Mr K Gill

**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 **1 October 2014** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

75 High Street, Teddington, TW11 8HG

for

**Change of use from A1/A3 use to Estate Agent Class A2**

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:**

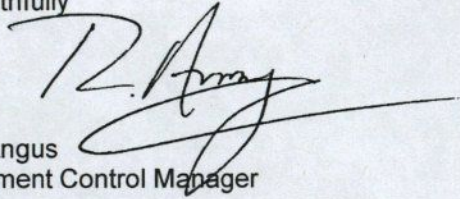
U78822 Reason for Refusal

**INFORMATIVES:**

U86106 Drawing Numbers



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**

Mr Russell Day  
28 Thames Road Chiswick W4 3RJ

**AGENT NAME**

Mr K Gill  
Avondale Woking GU21 8UA

**SITE:**

75 High Street, Teddington, TW11 8HG, .

**PROPOSAL:**

Change of use from A1/A3 use to Estate Agent Class A2

**DETAILED REASONS**

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**U78822 Reason for Refusal**

The proposal would result in the loss of retail floorspace and its replacement with a use which would not contribute to the retail vitality and viability of this Key Shopping Frontage thereby detracting from its retail integrity. The proposal would therefore be contrary to policy, in particular policy DM TC 3 of the Richmond upon Thames Development Management Plan 2011.

**DETAILED INFORMATIVES**

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**U86106 Drawing Numbers**

For the avoidance of doubt the Drawing(s) No(s) to which this decision refers are as follows:- Site plan and floor plans received on 1st October 2014

**END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 14/4131/COU**

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