

On 19 March 2007, Planning Application 06/3890/FUL was refused by the Planning Department of Richmond council on the grounds of:

U14190 –Other Planning Obligation

Without a binding obligation to provide an appropriate contribution towards health, public realm and open space, playing pitches and transport facilities with the borough, the proposal would be contrary to policies IMP3 of the adopted Richmond upon Thames UDP: First Review 2005

U14184 – Scale of Development

The proposal, by reason of its scale, height, bulk and design represents overdevelopment of the site and would neither enhance or preserve the character and appearance of the Conservation, thus would be an obtrusive form of development detrimental to the visual amenities of the Conservation Area and Metropolitan Open Land. The proposal is therefore contrary to policies STG2, ENV1, BLT2, BLT4, IMP3 of the Richmond upon Thames UDP: First Review 2005.

U14185 – Overbearing Unneighbourly Development

The proposal, by reason of its height, location, profile and bulk at roof level would be an overbearing and unneighbourly form of development which would be detrimental to the privacy and amenities of the occupiers of the residential properties of Talbot Road. The proposal is therefore contrary to policies BLT11, BLT16, HSG4, HSG11 of the Richmond upon Thames UDP: First Review 2005.

U14186 – Demolition Buildings of Townscape Merit

In the absence of sufficiently rigorous supporting evidence it has not been demonstrated that the demolition of two of the Buildings of Townscape Merit proposal is justified. The proposal to demolish would be detrimental to the character and appearance of the group of Buildings of Townscape Merit in particular and Hamilton Road Conservation Area in general and would not seek to conserve energy and resources, thereby contrary to policies STG2, STG3, IMP1, BLT2, BLT4 of the Richmond upon Thames UDP: First Review 2004.

U14187 – Loss of Employment land

The proposal would result in a significant reduction in the amount of employment floor space within the site, which would reduce the employment opportunities in the locality contrary to the aims of the Councils employment policies. The proposal would therefore be contrary to policy EMP4 of the Richmond upon Thames UDP: First Review 2005 and 3B1 of the London Plan

U14188- Affordable Housing

The development, which proposes a high proportion of market housing and does not provide a sufficient level of appropriate affordable housing does not compensate adequately for the substantial loss of employment floor space. This would provide an unacceptable mix of development and would therefore be contrary to adopted

Supplementary Planning Guidance 'Affordable Housing' and Policy EMP4 of the Richmond upon Thames UDP: First Review 2005 and 3A.6 of the London Plan

U14189 – Education

By reason, of the development being likely to generate the need for additional primary and secondary school places, the sites location within Area 3 “West and South Twickenham” which has a projected shortage of school places, and the absence of an appropriate undertaking to provide an adequate financial contribution towards education, the scheme would place unreasonable demand on existing education facilities. The proposal is therefore contrary to policies IMP3, HSG18, CCE8 of the Richmond upon Thames UDP: First Review 2005