

Jennifer Margetts  
Planning Services  
Elmbridge Borough Council  
Civic Centre  
High Street  
Esher  
KT10 9SD

Letter Printed 21 March 2019

**FOR RECOMMENDATION DATED**  
21 March 2019

**The Town and Country Planning Act 1990, (as amended)**  
**Consultation - Objection**

**Application:** 19/0047/CON  
**Your ref:** 2018/3810  
**Our ref:** DC/SGS/19/0047/CON/CON  
**Applicant:** Jennifer Margetts  
**Agent:**

**LOCATION**

Jolly Boatman And Hampton Court Station Redevelopment Area Hampton Court Way  
East Molesey Surrey

for

**PROPOSAL**

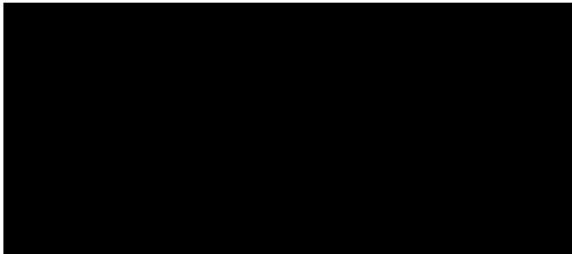
Development to provide 97 dwelling units, a hotel (84 bedrooms) and retail units (within use classes A1, A2 and/or A3) together with access, station interchange, car parking, servicing, new public realm, landscaping and other associated works following demolition of some existing buildings and structures on site including Hampton Court Motors.

I refer to your consultation regarding the above mentioned proposal.

**My Council's observations are as follows:**

The Jennifer Margetts be advised that the London Borough of Richmond upon Thames objects to the scheme for the reasons detailed in the attached schedule.

Yours faithfully,



Robert Angus  
Head of Development Management

# SCHEDULE OF REASONS AND INFORMATIVES FOR CONSULTATION 19/0047/CON

## APPLICANT NAME

Jennifer Margetts  
Elmbridge Borough Council  
Civic Centre  
High Street  
Esher  
KT10 9SD

## AGENT NAME

## LOCATION

Jolly Boatman And Hampton Court Station Redevelopment Area Hampton Court Way  
East Molesey Surrey

## PROPOSAL

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## SUMMARY OF REASONS AND INFORMATIVES

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### REASONS

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U0058831	Reasons for objection
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### INFORMATIVES

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# DETAILED REASONS AND INFORMATIVES

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## DETAILED REASONS

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### **U0058831      Reasons for objection**

The London Borough of Richmond upon Thames wishes to express extreme regret that, unlike other interested parties, the Applicant has failed to engage in any pre-application discussions with this Council regarding the transportation, ecological, design and heritage aspects of the proposed development bearing in mind the site's close proximity to the boundary between the two boroughs. The mutual benefits of co-operation in such circumstances cannot be expressed too strongly.

Whilst the introduction of a landscaped area between the built development and the River Thames is welcomed, this Council remains seriously concerned at the detrimental impact on heritage assets, visual amenity and in particular views to and from Hampton Court Palace (Grade 1 Listed), its Registered Park and Gardens (Grade 1 Listed), Hampton Court Bridge (Grade II Listed), the River Thames, its towpath and other areas on the north side of Hampton Court Bridge caused by the excessive scale and height of the development in this key architectural, cultural and historic setting.

The amended proposed brickwork for the east elevation is noted and welcomed.

It is not considered that the submitted transport documentation adequately takes into account the highway and parking impacts on this Council's public highway network and specifically Hampton Court Road. There is a particular concern that the loss of parking for coaches used by visitors to Hampton Court Palace, and events therein, which are currently allowed to park on the railway station forecourt has not been adequately addressed. In the event of an approval this Council would wish to be consulted in relation to any proposed Construction Management Statement in relation to construction traffic.

Mitigation to the impact on wildlife through a requirement to provide sensitive lighting and the creation of an enhanced habitat for bats and other wildlife is strongly encouraged.

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## DETAILED INFORMATIVES

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END OF SCHEDULE OF REASONS AND INFORMATIVES FOR CONSULTATION  
19/0047/CON

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