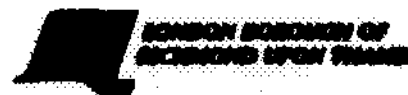


Environment Directorate



PLANNING

Civic Centre, 44 York Street, Twickenham TW1 3BZ
Tel: 08456 122 660 Textphone: 020 8891 7120
Fax: 020 8891 7789
email: envprotection@richmond.gov.uk
website: www.richmond.gov.uk
Our Ref: 10/0593/COU
Your Ref: APP/L5810/A/11/2146561/NWF

Contact: Mrs I Constable
Direct dial: 020 8891 7467

Miss Victoria Williams
The Planning Inspectorate
Room 3/14 Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

28 February 2011

Dear Miss Williams

Town and Country Planning Act 1990
Planning Appeal: Railway Tavern Public House, 91 High Street, Hampton Wick,
KT1 4DG

The questionnaire for this appeal has been submitted online today, Please find enclosed the document list, third party representations and Local Paper advertisement.

Please contact me if you have any queries relating to this appeal.

Yours sincerely

Isabel Constable
Planning Support Officer (Appeals and Enforcement)
Development Control
i.constable@richmond.gov.uk
planningappeals@richmond.gov.uk

Environment Directorate



PLANNING

Civic Centre, 44 York Street, Twickenham TW1 3BZ
Tel: 08456 122 660 Textphone: 020 8891 7120
Fax: 020 8891 7789
email: envprotection@richmond.gov.uk
website: www.richmond.gov.uk
Our Ref: 10/0593/COU
Inspectorate Ref: APP/L5810/A/11/2146561

Contact: Mrs I Constable
Direct dial: 020 8891 7467

Mr James Lloyd
15 Teddington Business Park
Station Road
Teddington
TW11 9BQ

28 February 2011

Dear Mr Lloyd

Town and Country Planning Act 1990
Planning Appeal: Railway Tavern Public House, 91 High Street, Hampton Wick,
KT1 4DG

The Council's questionnaire and relevant documents for this appeal have been submitted to the Planning Inspectorate today. As required, please find enclosed copies for your information.

Please contact me if you have any queries.

Yours sincerely

Isabel Constable
Planning Support Officer (Appeals and Enforcement)
Development Control
i.constable@richmond.gov.uk
planningappeals@richmond.gov.uk

The Planning Inspectorate

For official use only
(Date received)
26-Feb-2011 15:37

QUESTIONNAIRE (Online Version)

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

Appeal Ref:	APP/L5810/A/11/2146561		
Appeal By:	Mrs Rameah Dutton-Waller		
Address:	The (former) Railway Tavern Public House 91 High Street Hampton Wick		
Postcode:	KT1 4DG	Grid Reference: Easting:	517415
		Northing:	169732

You must ensure that a copy of the completed questionnaire, together with any enclosures, is sent to us and the appellant within 2 weeks of the 'starting date' given in our letter. You must include details of the statutory development plan, even if you intend to rely more heavily on some other emerging plan. Please send our copy to the case officer. Their address is shown on our letter.

If notification or consultation under an Act, Order or Departmental Circular would have been necessary before granting permission and has not yet taken place, please inform the appropriate bodies of the appeal now and ask for any comments to be sent direct to us within 6 weeks of the 'starting date'.

1. Despite our initial letter, do you consider that this appeal can be dealt with by the written representation procedure? YES NO

Do you wish to be heard by an Inspector at:

a hearing? or

a local inquiry?

How long do you expect an inquiry would last? days

How many witnesses do you intend to call?

What are the preferred Inquiry/Hearing dates you have agreed with the appellant/agent?
(2 dates should be provided, or more if possible.)

Note: If the written procedure is agreed the Inspector will visit the site unaccompanied by either party unless the relevant part of the site cannot be seen from a road or other public land, or it is essential for the Inspector to enter the site to check measurements or other relevant facts.

2. a. If the written procedure is agreed, can the relevant part of the appeal site be seen from a road, public footpath, bridleway or other public land? YES NO

b. Is it essential for the Inspector to enter the site to assess the impact of the proposal? YES NO

Please explain:

- 2 c Are there any known health and safety issues that would affect the conduct of the site inspection? YES NO

- 3 Please provide the name, telephone number and e-mail address of the officer we can contact to make arrangements for the site visit, hearing or inquiry.

Name Phone
Email

- 4 Does the appeal relate to an application for approval of reserved matters? YES NO

- 5 Was a DMPO 2010 Article 12 (Regulation 6 for listed building or conservation area consent) certificate submitted with the application? YES NO

- 6 Did you give publicity to the application in accordance with either Article 13 of the DMPO 2010, Section 67/73 of the Planning (Listed Buildings & Conservation Areas) act 1990 or Regulation 5 of the Planning (Listed Buildings & Conservation Areas) Regulations 1990? YES NO
 Document provided

- 7 Is the appeal site within;
a. A Green Belt? YES NO
b. An Area of Outstanding Natural Beauty? YES NO

- 8 Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal? YES NO
 Document provided

- 9 a. Are there any other appeals or matters relating to the same site still being considered by us or the Secretary of State? YES NO
Please give our reference numbers and if necessary attach details:

- b. Are there any other appeals or matters relating adjacent or close to the site still being considered by us or the Secretary of State? YES NO
Please give our reference numbers and if necessary attach details:

- 10 Would the development require the stopping up or diverting of a public right of way? YES NO
Please provide an extract from the Definitive Map and Statement for the area, and any other details. Document provided

- 11 a. Is the site in a Conservation Area? YES NO
Please attach a plan of the Conservation Area Document provided

- b. Does the appeal relate to an application for conservation area consent? YES NO

12 a. Does the proposed development involve the demolition, alteration or extension of a listed building?

YES NO

Date of listing:

I II* III

b. Would the proposed development affect the setting of a listed building?

YES NO

Please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historical Interest.

Document provided

c. If YES to (a) or (b), was English Heritage consulted?

YES NO

Please attach a copy of any comments.

Document provided

13 Has a grant been made under s3A or s4 of the Historic Buildings and Ancient Monuments Act 1953?

YES NO

14 a. Would the proposals affect an Ancient Monument (whether scheduled or not)?

YES NO

b. Was English Heritage consulted?

YES NO

Please send a copy of any comments.

Document provided

15 Is any part of the site subject to a Tree Preservation Order?

YES NO

Please send a plan showing the extent of the Order and any relevant details.

Document provided

16 Have you made a Local Development Order under s61A to 61C of the Town and Country Planning Act 1990 (as inserted by s40 of the Planning and Compulsory Purchase Act 2004) relating to the application site?

YES NO

Please attach a copy of the relevant order.

Document provided

17 Does the appeal involve persons claiming Gypsy/Traveller status, whether or not this is accepted by the planning authority?

YES NO

18 a. Is the appeal site in or adjacent to or likely to affect an SSSI or an Internationally designated site (ie. cSAC, SAC, pSPA, SPA Ramsar)?

YES NO

Please attach the comments of Natural England

Document provided

b. Are any protected species likely to be affected by the proposals?

YES NO

Please attach details.

Document provided

19 Environmental Impact Assessment

Environmental Statement (ES)

Schedule 1

a. (i) Is the proposed development Schedule 1 development as described in Schedule 1 of The Town and Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999?

YES NO

(ii) Under which description of development? (ie Nos 1-21)

Schedule 2

b. (i) Is the proposed development Schedule 2 development as described in Column 1, Schedule 2 of The Town and Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999?

YES NO

(ii) Under which description of development in Column 1? (ie Nos 1-13)

(iii) Is the applicable threshold/criteria in Column 2 exceeded/met?

YES NO

c. Is the development within or partly within a 'sensitive area' as defined by Regulation 2 of The Town and Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999?

YES NO

Document provided

Please provide details in the box below:

Screening

d. (i) Have you issued a screening opinion (SO)?

Please attach a copy of the SO that was placed on the planning register, and any other related correspondence.

YES NO

Document provided

(ii) Did the SO state that the proposed development is EIA development as defined by the EIA Regulations?

If you decided that the proposed development is not EIA development as defined by EIA Regulations, please attach brief descriptions for your opinion.

YES NO

Document provided

Environmental Statement (ES)

e. Has the appellant supplied an environmental statement?

Please supply any related correspondence from statutory consultees and others that you may have had about the adequacy of the environmental information contained in the ES, having regard to The Town and Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999 and Circular 2/99.

YES NO

Document provided

Publicity

f. If applicable, please supply a copy of the site notice and local advertisement published under Article 13 of the DMPO 2010, as required for EIA development.

Document provided

20 Have all the notifications or consultations under any Act, Order or Departmental Circular, necessary before granting permission, taken place?

YES NO

Please attach copies of any comments that you received in response.

Document provided

21 Copies of the following documents must, if appropriate, be attached to this questionnaire;

Tick the 'Applies' checkbox to the right of each applicable document, then select whether you intend to send it by post or attach it now.

- a. a copy of the letter with which you notified people about the appeal. Applies
- b. a list of the people you notified and the deadline you have for their comments to be sent to us; Applies
Deadline:
- c. all representations received from interested parties about the original application; Applies
- d. the planning officer's report to committee or delegated report on the application and any other relevant documents/minutes; Applies
- e. any representations received as a result of a DMPO 2010 Article 12 (or Regulation 6) notice; Applies
- f. extracts from any relevant statutory development plan policies (even if you intend to rely more heavily on the emerging plan) You must include the front page, the title and date of the approval/adoption, please give the status of the plan. Copies of the policies should include the relevant supporting text. You must provide this even if the appeal is against non-determination; Applies
List of Policies:
- g. extracts of any relevant policies which have been 'saved' by way of a Direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004, that you consider necessary. Please attach a copy of the Direction and a copy of the letter from the Government Office which accompanied the Direction. Applies
List of Policies:
- h. extracts from any supplementary planning guidance, that you consider necessary, together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when; Applies
- i. extracts from any supplementary planning document, that you consider necessary, together with the date of its adoption. In the case of emerging documents, please state what stage they have reached; Applies
- j. a comprehensive list of conditions which you consider should be imposed if planning permission is granted. You need not attach this to the other questionnaire papers, but it should reach us within 6 weeks of the starting date. The list must be submitted separately from your appeal statement; Applies
- k. any other relevant information or correspondence you consider we should know about; Applies

22 For appeals dealt with by written representations only.

Do you intend to send a 6 week statement about this appeal?

YES NO

a. the plans submitted with the application;

Applies

b. the relevant planning history;

Applies

c. any supplementary reasons for the decision on the application or what the decision notice would have said;

Applies

d. matters which you want the Inspector to note at the site visit;

Applies

e. how the relevant development plan policies relate to the issues of this appeal;

Applies

23 For the Mayor of London cases only

a. Was it necessary to notify the Mayor of London about the application?
Please attach a copy of that notification

YES NO

Document provided

b. Did the Mayor of London issue a direction to refuse planning permission?
Please attach a copy of that notification

YES NO

Document provided

Council's Reference:

I certify that a copy of this appeal questionnaire and any enclosures will be sent to the appellant or agent today.

Completed by

(name)

On behalf of

council

STATEMENT

Do you wish to attach your statement of case?

YES NO

Document provided

Appeal Ref:	APP/L5810/A/11/2146561
Appeal by:	Mrs Hannah Dutton-Waller
Site Address:	The (former) Railway Tavern Public House 91 High Street Hampton Wick KT1 4DG

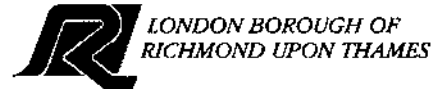
The following documents should be sent to us within 2 weeks of the 'starting date' (unless otherwise specified)

Description	No. Sent
<p>***** * The Documents Listed Below Were Uploaded With The Questionnaire Form * *****</p>	
<p>TITLE: 6a. Copy of the notice published DESCRIPTION: A copy of the notice published. FILENAME: Planning notice.doc</p>	
<p>TITLE: 11a. Site in a Conservation Area DESCRIPTION: CA statement & plan FILENAME: ConAreas1 A3 RGB.pdf</p>	
<p>TITLE: 21a. A copy of the letter with which you notified people about the appeal DESCRIPTION: Letter FILENAME: Notification letter.doc</p>	
<p>TITLE: 21b. A list of the people you notified and the deadline you gave for their comments DESCRIPTION: List FILENAME: Notification list.doc</p>	
<p>TITLE: 21d. The planning officers report on the application and any other relevant documents. DESCRIPTION: Committee report FILENAME: Committee report.pdf</p>	
<p>TITLE: 21d. The planning officers report on the application and any other relevant documents. DESCRIPTION: Committee minutes FILENAME: committee minutes.pdf</p>	
<p>TITLE: 21g. Extracts from any relevant policies which have been 'saved' by way of a Direction under paragraph 1(1) of Schedule 8 DESCRIPTION: UDP policies FILENAME: UDP policies.doc</p>	
<p>TITLE: 21h. Extracts from any supplementary planning guidance DESCRIPTION: SPG Buildings Townscape Merit FILENAME: Buildings of Townscape Merit.pdf</p>	
<p>***** * The Documents Listed Below Will Follow By Post * ***** ** 21c. All representations received from interested parties. *****</p>	
<p>***** * The Documents Listed Below Are Already Enclosed * ***** ** 6b. N/A ** 20. N/A</p>	

Completed By	Isabel Constable	Date	28 February 2011
LPA	Richmond Upon Thames London Borough Council		

PLEASE ENSURE THAT A COPY OF THIS SHEET IS ENCLOSED WHEN POSTING THE ABOVE DOCUMENTS TO US.

Environment Directorate



PLANNING

Civic Centre, 44 York Street, Twickenham TW1 3BZ
tel: 020 8891 7300 text phone 020 8891 7120
fax: 020 8891 7789
email: envprotection@richmond.gov.uk
website: www.richmond.gov.uk

Copy

The Owner/Occupier
12 Bennett Close
Hampton Wick
KT1 4AT

Contact: Appeals and Enforcement on
020 8891 7455/7467

E-mail: envprotection@richmond.gov.uk

Our ref: DC/Mr Simon Graham-Smith
Application 10/0593/COU

Date: 28 February 2011

Dear Sir/Madam

Planning Appeal Relating to:
Strykers Railway, 91 High Street, Hampton Wick, KT1 4DG

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

Appeal By: Mrs Hannah Dutton-Waller

Appeal Start Date: 15 February 2011

I am writing to let you know that an appeal has been lodged against the refusal of planning permission by this Council. A **Hearing** into the appeal will be held at a date to be decided by the Planning Inspectorate and I will write to you again when that date is known, inviting you to attend if you wish to do so.

Any comments you made following the original application for planning permission will be forwarded to the Planning Inspectorate and the appellant and will be taken into account by the inspector in deciding the appeal. If you did not comment at that stage, or you wish to withdraw any comments you made or add any comments, you should write (sending three copies of your letter) directly to the **Planning Inspectorate, Room 3/14, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN quoting reference number APP/L5810/A/11/2146561/NWF**. The Planning Inspectorate will not acknowledge your letter or send you a copy of the appeal decision letter unless you specifically ask them to do so. They will however, ensure that your letter is passed on to the inspector dealing with the appeal. Please ensure that any representations that you wish to make on the appeal are received by the Planning Inspectorate no later than **29 March 2011**.

The application and appeal documents can be inspected at Environment Reception, Ground Floor, Civic Centre, 44 York Street, Twickenham, during normal office hours. However, you are advised to contact the Appeals and Enforcement team on 020 8891 7467 to ensure that the application and appeals documents are available on your visit. Key appeals documents are scanned onto our website at the start of the process.

More information on the appeal process is available from the Planning Inspectorate's web site: www.planning-inspectorate.gov.uk.

On behalf of Appeals and Enforcement team

NOTIFICATION LIST FOR:

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

Inspectorate Ref:APP/L5810/A/11/2146561/NWF

Council Ref: 10/0593/COU

12 Bennett Close,Hampton Wick,KT1 4AT
Garden Flat,93 High Street,Hampton Wick,KT1 4DG
Flat 1,2 Church Grove,Kingston Upon Thames,KT1 4AL
Flat 3,2 Church Grove,Kingston Upon Thames,KT1 4AL
Flat 2,2 Church Grove,Kingston Upon Thames,KT1 4AL
2 Church Grove,Kingston Upon Thames,KT1 4AL
30 Bennett Close,Hampton Wick,KT1 4AT
16 Bennett Close,Hampton Wick,KT1 4AT
22 Bennett Close,Hampton Wick,KT1 4AT
29 Bennett Close,Hampton Wick,KT1 4AT
17 Bennett Close,Hampton Wick,KT1 4AT
27 Bennett Close,Hampton Wick,KT1 4AT
26 Bennett Close,Hampton Wick,KT1 4AT
25 Bennett Close,Hampton Wick,KT1 4AT
19 Bennett Close,Hampton Wick,KT1 4AT
24 Bennett Close,Hampton Wick,KT1 4AT
20 Bennett Close,Hampton Wick,KT1 4AT
23 Bennett Close,Hampton Wick,KT1 4AT
21 Bennett Close,Hampton Wick,KT1 4AT
28 Bennett Close,Hampton Wick,KT1 4AT
7 Bennett Close,Hampton Wick,KT1 4AT
15 Bennett Close,Hampton Wick,KT1 4AT
4 Bennett Close,Hampton Wick,KT1 4AT
6 Bennett Close,Hampton Wick,KT1 4AT
11 Bennett Close,Hampton Wick,KT1 4AT
14 Bennett Close,Hampton Wick,KT1 4AT
5 Bennett Close,Hampton Wick,KT1 4AT
8 Bennett Close,Hampton Wick,KT1 4AT
10 Bennett Close,Hampton Wick,KT1 4AT
9 Bennett Close,Hampton Wick,KT1 4AT
13 Bennett Close,Hampton Wick,KT1 4AT
1 Bennett Close,Hampton Wick,KT1 4AT
3 Bennett Close,Hampton Wick,KT1 4AT
2 Bennett Close,Hampton Wick,KT1 4AT
93 High Street,Hampton Wick,KT1 4DG
3 Hesley Cottages,High Street,Hampton Wick,KT1 4DJ
2 Hesley Cottages,High Street,Hampton Wick,KT1 4DJ
1 Hesley Cottages,High Street,Hampton Wick,KT1 4DJ
Parkview Studios,Church Grove,Kingston Upon Thames,KT1 4AL
93A High Street,Hampton Wick,KT1 4DG
89 High Street,Hampton Wick,KT1 4DG
6 Jubilee Close,Hampton Wick,KT1 4DH
The Hampton Wick Association,50 High Street,Hampton Wick,KT1 4DB
Foresters,45 High Street,Hampton Wick,KT1 4DG
22 High Street,Hampton Wick,KT1 4DB
53 Broom Park,Teddington,TW11 9RS
20 Victoria Road,Teddington,TW11 0BG
23 Wolsey Road,East Molesey,KT8 9EL
9b Atherton Street,Battersea,SW11 2JE
Matt Burt,Haymarket Publishing,Teddington Studios,Broom Road,Teddington TW11 9BE
24 Middle Lane,Teddington,TW11 0HQ

32 Church Grove,Kingston Upon Thames,KT1 4AL
Heidi Johnson Paul,Headteacher,Hampton Wick Infant And Nursery School,Normansfield Avenue,Teddington
TW11 9RP
Flat 1, 49 Sancroft Street,Kennington,SE11 5UG
25 Campbell Road,Twickenham,TW2 5BY
3 Baygrove Mews,Hampton Wick,KT1 4HD
41 School House Lane,Teddington,TW11 9DP
12 Seymour Road,Hampton Wick,KT1 4HW
34 Church Grove,Kingston Upon Thames,KT1 4AL
Flat 1, 116 Stanley Road,Teddington,TW11 8TX
35 Park Court,Hampton Wick,KT1 4AX
40 Molesey Park Road,KT8 2LE
46 Broom Park,Teddington,TW11 9RS
59 Trematon Place,Teddington,TW11 9RH
94 Bucklands Road,Teddington,TW11 9QS
2 Grange Mansions,Kingston Road,Ewell Village,KT17 2AD
11 Lexington Place,Hampton Wick,KT1 4JF
2 Seymour Court,18 Church Street,Twickenham,TW1 3NN
49 Onslow Road,Richmond,TW10 6QH
78 Holmesdale Road,Teddington,TW11 9LG
177a Burtons Road,Hampton Hill,TW23 1DX
38 Park Road,Hampton Wick,KT1 4AS
12a Surbiton Road,Kingston
45 Estella Avenue,New Malden,KT3 6HX
2 Elton Close,Kingston Upon Thames,KT1 4EE
Flat 4, 15 Seymour Road,Hampton Wick,KT1 4HN
10 Harrowdene Gardens,Teddington,TW11 0DH
13 Heron House,Church Grove,Hampton Wick,KT1 4AR
16 Cedars Road,Hampton Wick,KT1 4BE
Flat 2, 4 Waldegrave Park,Twickenham
64e Richmond Road,Twickenham,TW1 3BE
59 Holmesdale Road,Teddington,TW11 9LJ
6 Vicarage Road,Hampton Wick,KT1 4ED
87 High Street,Hampton Wick,KT1 4DG
32a High Street,Hampton Wick
45 Park Road,Hampton Wick,KT1 4AS
44 Cedars Road,Hampton Wick,KT1 4BE
77 High Street,Hampton Wick,KT1 4DG
8 Cedars Road,Hampton Wick,KT1 4BE
35 High Street,Hampton Wick,KT1 4DA
32 High Street,Hampton Wick,KT1 4DB
Mrs H Dutton Waller,33 Park Court,Park Road,Hampton Wick,KT1 4AX

INFORMATION TO BE SENT WITH PLANNING APPEAL QUESTIONNAIRE

File Number: 10/0593/COV

P.I.N.S. Reference: APP/L5810/A/11/2146561/NWF

Conservation Area Statement appeal site CA 18 adjacent (include as 'Other info')

Listing description appeal site adjacent/affected by proposal

Tree Preservation Order (appeal site only)

Comments from statutory agencies (external consults – include in notification)

Planning notice dated... 26/3/10 + Local press Ad

Ref.nos. of current undecided planning applications (include copy of application form)

Ref.nos. of current appeals under consideration (PINS reference)

Development plan policies

UDP HSG 11, CCEIS

Core Strategy

London Plan

Supplementary planning guidance BTM
 Supplementary planning document

Other relevant information (internal consults/previous appeal decisions/adjacent CA. etc.)

Conditions to follow

Appeal Notification letter

Appeal Notification list

Date by which third parties reps. must reach the Inspectorate 29/3/11

Number of reps received for application (neighbour letters) 74

Planning officer's report to Committee / ~~segregated report~~

Committee minutes dated 29 July 2010

Statement required YES