

QUESTIONNAIRE (Online Version)

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

Appeal Ref:	APP/L5810/A/11/2158248		
Appeal By:	Edgewest Lambeth Ltd		
Address	80 High Street Hampton Hill HAMPTON Middlesex		
Postcode	TW12 1NY	Grid Reference: Easting	5144277
		Northing	1710484

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 local inquiry? or

a hearing?

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:

Document provided

- 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:

Document provided

- 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* II
- 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)? YES NO
Please attach a copy of the SO that was placed on the planning register, and any other related correspondence. Document provided

(ii) Did the SO state that the proposed development is EIA development as defined by the EIA Regulations? YES NO
If you decided that the proposed development is not EIA development as defined by EIA Regulations, please attach brief descriptions for your opinion. Document provided

Environmental Statement (ES)

- e. Has the appellant supplied an environmental statement? YES NO
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. 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. a full list of 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

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Appeal by:	Edgewest Lambeth Ltd
Site Address:	80 High Street Hampton Hill HAMPTON Middlesex TW12 1NY

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 Site Notice - Conservation Area.pdf</p> <p>TITLE: 11a. Site in a Conservation Area DESCRIPTION: Conservation Area Statement FILENAME: ConArea38_A3_RGB.pdf</p> <p>TITLE: 16. Local Development Order under s61A to 61C of the Town and Country Planning Act 1990 DESCRIPTION: Local Paper Advert FILENAME: Local Paper Advert.pdf</p> <p>TITLE: 21a. A copy of the letter with which you notified people about the appeal DESCRIPTION: Appeal Notification Letter FILENAME: Appeal Notification Letter.pdf</p> <p>TITLE: 21b. A list of the people you notified and the deadline you gave for their comments DESCRIPTION: Notification List FILENAME: Notification List.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: 21d. The planning officers report on the application and any other relevant documents. DESCRIPTION: Committee Report FILENAME: Committee Report.pdf</p> <p>TITLE: 21g. Extracts from any relevant policies which have been 'saved' by way of a Direction under paragraph 1(3) of Schedule 8 DESCRIPTION: DM DPD Policy FILENAME: DM DPD Policy.pdf</p> <p>TITLE: 21j. A list of comprehensive conditions which you consider should be imposed if planning permission is granted. DESCRIPTION: Conditions FILENAME: Conditions.pdf</p> <p>TITLE: 21k. Any other relevant information or correspondence you consider we should know about. DESCRIPTION: Transport Report FILENAME: Transport Report.pdf</p>	

Continued...

Completed By	Ragdeep Sehmbi	Date	25 August 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.

SUPPLEMENTARY SHEET

Questionnaire Documents (continued)

TITLE: 21k. Any other relevant information or correspondence you consider we should know about.
DESCRIPTION: Planning Policy Report
FILENAME: Planning Policy Report.pdf

TITLE: 21k. Any other relevant information or correspondence you consider we should know about.
DESCRIPTION: Local Paper Advert
FILENAME: Local Paper Advert.pdf

* The Documents Listed Below Are Already Enclosed *

- ** 6b. n/a
- ** 21c. To follow as there are 500+
- ** 21e. n/a
- ** 21f. n/a
- ** 21h. n/a
- ** 21i. n/a

Ragdeep Sehmbi

From: Ragdeep Sehmbi
Sent: 25 August 2011 16:55
To: 'cverrall@savills.com'
Cc: Ragdeep Sehmbi
Subject: Planning Appeal - 80 High Street, Hampton Hill
Attachments: Conditions.pdf; QNR.pdf; ConArea38_A3_RGB.pdf; Local Paper Advert.pdf; Committee Report.pdf; Planning Policy Report.pdf; Transport Report.pdf; Planning Site Notice - Conservation Area.pdf; Committee Minutes.pdf; DM DPD Policy.pdf; Appeal Notification Letter.pdf; Notification List.pdf

Dear Ms C Verrall,

RE: 11/1581/FUL

The Council's questionnaire and supporting documents for the above appeal have been submitted today to the Planning Inspectorate today. Please find attached copies for your information and if there any issues regarding the attached please let me know.

There were 548 representations submitted in regard to this matter therefore were too large to forward electronically. Due to this problem, you will receive them via postal services in paper copy format. Thanks.

Kind regards,
Ragdeep

Planning – Appeals & Enforcement

Ragdeep Sehmbi | Planning Support Officer

Civic Centre, 44 York Street, Twickenham, TW1 3BZ

0208 891 7455

r.sehmbi@richmond.gov.uk

planningenforcement@richmond.gov.uk

INFORMATION TO BE SENT WITH PLANNING APPEAL QUESTIONNAIRE

• BTM

File Number:	11/1581/FUL
P.I.N.S. Reference:	APP/L5810/

Conservation Area Statement	Appeal site	33	Adjacent		TICK	✓	
L.B Grade Dated:	Appeal site	X	Adjacent			X	
TPO (appeal site only)						X	
Ref.nos. of current undecided planning applications (include copy of application form)							X
Ref.nos. of current appeals under consideration (PINS reference)							X
Planning Site Notice	✓		Local Paper Advert			✓	

Development Plan Policies						
UDP -						X
Core Strategy -						+
London Plan -						+
DPD - DM TC 5						✓
SPG -						X
SPD -						X

Other relevant info (internal consults/previous appeal decisions/adjacent CA)						
Comments from statutory agencies (external consults – include in notification)						
• Transport • Urban Design • Planning Policy • ENV Health						
Conditions						
AT01 - Development begun within 3 years						✓
U37706 - Materials						✓
Any Other:						
see attached						

Appeal Notification letter		✓
Appeal Notification list		✓
Date by which third parties reps. must reach the Inspectorate		22/9

Reps received for application (neighbour letters)		548
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Planning officer's report to Committee / delegated report		✓
Committee minutes dated.....		✓

Statement required - To follow		✓
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