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Warren Smith Architects

Limited
St Peter's Studio
50 North Eytot Gardens
London W6 9NL

Date: 23/11/11

reference: 1111 /WPS/MDS

Architects
Planning Consultants
Designers

The Planning Officer
London Borough of Richmond upon Thames
Development Control & Planning Department
Civic Centre
44 York Street
Twickenham
Middlesex TW1 3BZ

f.a.o. Alex Wilson

Dear Sirs,

Charlie Butler, Mortlake High Street – DETAILED PLANNING APPLICATION

On behalf of our clients, Languard Homes 2020 LLP, we wish to make a detailed planning application for the change of use from 'Public House' to 'Residential', and the construction of a 4-storey residential building plus lower ground floor car park at the above site. The proposals are for the construction of 9 residential apartment units together with underground parking for 9 cars and 12 cycles.

A pre-planning application meeting was held on the 7 October 2011 with the Planning Case Officer, Alex Wilson, and our clients, Languard Homes 2020 LLP.

In our present submission we have taken note of the requirements of the Planning Authority, as outlined at the pre-planning meeting. We have also had subsequent discussions with traffic officer, Mary Toffi, in order to resolve pre-planning comments made by her and have included in our drawings the requirements of Risa Wilkinson of the Refuse Dept..

To support our application, we are enclosing the following documentation:

- A cheque for £3,015-00 being the planning fee
- Town planning application form.
- Certificate A & Agricultural Holdings Certificate
- Drawing Register ref. 1111 rev.TP
- Sustainable Construction Checklist
- Design & Access Statement with Appendices attaching relevant Consultant Reports.
- Planning Statement by K R Planning, client's planning advisor, regarding Change of Use.

With regard to the Change of Use, in our Appx. 1 we attach a copy of K R Planning's letter plus supporting documentation to illustrate that the existing public house is not now financially viable, nor has it been since 2007. We should like to draw your attention to the conclusion in his Planning Statement which states :

"The evidence demonstrates that the premises have not operated as a viable public house for at least the preceding five years. Furthermore, the operations on-site have cause demonstrable harm to the amenity of neighbouring properties, requiring enforcement action from the Borough resulting in a reduction in trading hours further reducing the ability of the premises to operate viable.

A head count of nearby pubs demonstrates that there is more than sufficient capacity with equivalent offer for the change of use of the Charlie Butler without injurious loss to the community."

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If during the planning process, any queries are raised, we should be pleased to address them, prior to the application going before Committee.

Yours faithfully



Maia da Silva

c.c Shaun Moynagh