

Isobel Constable

From: Isobel Constable
Sent: 26 November 2012 17:16
To: 'appeals@plainview.co.uk'
Subject: The Royal Oak, Ham Street, Richmond - Planning appeal re application reference 12/0524/FUL
Attachments: QNR..pdf; Adopted DM DPD policies.pdf; Local paper advert.pdf; Reps.pdf; Delegated report.pdf; Planning notice.pdf; Core Strategy policy.pdf; Conditions.pdf; Notification letter.pdf; Notification list.pdf; ConArea23_A3_RGB.pdf; Buildings of Townscape Merit.pdf

Dear Mr Nicol

The Council's questionnaire and supporting documents have been submitted to the Planning Inspectorate. As required, please find attached copies for your information. Please let me know if you have any queries.

Regards

Isobel Constable
Planning Support Officer (Appeals and Enforcement)
Development Control
planningappeals@richmond.gov.uk
Please note that I am not normally in the office on Thursdays or Fridays.

This email contains informal officer opinions only, given without prejudice to any future decisions made by the Council as Local Planning Authority.

The Planning Inspectorate

For official use only
(Date received)
26-Nov-2012 17:11

QUESTIONNAIRE (Online Version)

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

Appeal Ref:	APP/L5810/A/12/2187054		
Appeal By:	Mr Neil Burgess		
Address	Royal Oak Ham Street RICHMOND Surrey		
Postcode	TW10 7HN	Grid Reference: Easting	5172984 Northing 1725145

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?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
	Do you wish to be heard by an Inspector at;	
	<input type="checkbox"/> a local inquiry? or	
	<input type="checkbox"/> a hearing?	
	How long do you expect an inquiry would last?	<input type="text"/> days
	How many witnesses do you intend to call?	<input type="text"/>
	What are the preferred Inquiry/Hearing dates you have agreed with the appellant/agent? (2 dates should be provided, or more if possible.)	<input type="text"/>
	Note: If the written procedure is agreed the Inspector will visit the site <u>unaccompanied</u> 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?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
	b. Is it essential for the Inspector to enter the site to assess the impact of the proposal?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	Please explain:	<input type="text"/>

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?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	Date of listing: <input style="width: 100px; height: 15px;" type="text"/>	<input type="checkbox"/> I <input type="checkbox"/> II* <input type="checkbox"/> II
b.	Would the proposed development affect the setting of a listed building? <i>Please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historical Interest.</i>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Document provided
c.	If YES to (a) or (b), was English Heritage consulted? <i>Please attach a copy of any comments.</i>	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> Document provided
13	Has a grant been made under s3A or s4 of the Historic Buildings and Ancient Monuments Act 1953?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
14 a.	Would the proposals affect an Ancient Monument (whether scheduled or not)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
b.	Was English Heritage consulted? <i>Please send a copy of any comments.</i>	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> Document provided
15	Is any part of the site subject to a Tree Preservation Order? <i>Please send a plan showing the extent of the Order and any relevant details.</i>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> 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? <i>Please attach a copy of the relevant order.</i>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Document provided
17	Does the appeal involve persons claiming Gypsy/Traveller status, whether or not this is accepted by the planning authority?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> 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)? <i>Please attach the comments of Natural England</i>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Document provided
b.	Are any protected species likely to be affected by the proposals? <i>Please attach details.</i>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> 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

Appeal Ref:	APP/L5810/A/12/2187054
Appeal by:	Mr Neil Burgess
Site Address:	Royal Oak Ham Street RICHMOND Surrey TW10 7HN

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.pdf</p> <p>TITLE: 6a. Copy of the notice published DESCRIPTION: Local paper advert FILENAME: Local paper advert.pdf</p> <p>TITLE: 11a. Site in a Conservation Area DESCRIPTION: CA Statement & Plan FILENAME: ConArea23_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.pdf</p> <p>TITLE: 21b. A list of the people you notified and the deadline you gave for their comments DESCRIPTION: List FILENAME: Notification list.pdf</p> <p>TITLE: 21c. All representations received from interested parties. DESCRIPTION: Reps FILENAME: Reps.pdf</p> <p>TITLE: 21d. The planning officers report on the application and any other relevant documents. DESCRIPTION: Delegated Report FILENAME: Delegated report.pdf</p> <p>TITLE: 21f. Extracts from any relevant statutory development plan policies DESCRIPTION: Core Strategy policy FILENAME: Core Strategy policy.pdf</p> <p>TITLE: 21f. Extracts from any relevant statutory development plan policies DESCRIPTION: Adopted DM DPD policies FILENAME: Adopted DM DPD policies.pdf</p> <p>TITLE: 21h. Extracts from any supplementary planning guidance DESCRIPTION: Buildings of Townscape Merit FILENAME: Buildings of Townscape Merit.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>	

Continued...

Completed By	Isabel Constable	Date	26 November 2012
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)

* The Documents Listed Below Are Already Enclosed *

** 6b. N/A
** 20. N/A

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

PLANNING

COPY

The Owner/Occupier
89 Ham Street
Ham
TW10 7HL

Contact: Appeals and Enforcement on
020 8891 7455/7467

E-mail:
planningappeals@richmond.gov.uk

Our ref: DC/Mr Richard Temple
Application 12/0524/FUL

Date: 26 November 2012

Dear Sir/Madam

**PLANNING APPEAL RELATING TO:
The Royal Oak, Ham Street, Ham, Richmond, TW10 7HN**

PROPOSED DEVELOPMENT: Alterations and change of use from Class A4 public house to Class C3 family dwelling.

APPEAL BY: Mr Neil Burgess

APPEAL START DATE: 12 November 2012

I am writing to let you know that an appeal has been lodged with the Planning Inspectorate arising from an application for planning permission made to this Council. This appeal will be determined by the **Written Representations** procedure.

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 wish to withdraw or add to any comments you made, please write (sending three copies of your letter) to the **Planning Inspectorate, Room 3/09, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN quoting reference number APP/L5810/A/12/2187054/NWF** or comment online at www.planningportal.gov.uk/pcs. The Planning Inspectorate will not acknowledge your letter; however they will ensure that your letter is passed on to the Inspector dealing with the appeal. Please ensure that any representations which you wish to make on the appeal are received by the Planning Inspectorate no later than **24 December 2012**. Representations received after that date will not be taken into consideration.

The application and appeal documents can be viewed on the Council's website at www.richmond.gov.uk/searchplanning, on-line at local libraries, and at the Civic Centre, 44 York Street, Twickenham. For further assistance please contact the Appeals and Enforcement team at planningappeals@richmond.gov.uk or on 020 8891 7455/7467.

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:

The Royal Oak, Ham Street, Ham, Richmond, TW10 7HN

Inspectorate Ref: APP/L5810/A/12/2187054/NWF

Council Ref: 12/0524/FUL

89 Ham Street, Ham, TW10 7HL
83 Ham Street, Ham, TW10 7HL
87 Ham Street, Ham, TW10 7HL
85 Ham Street, Ham, TW10 7HL
Flat 2, Grey Court Stables, Sandy Lane, Petersham, TW10 7HB
Flat 1, Grey Court Stables, Sandy Lane, Petersham, TW10 7HB
Royal Oak, Ham Street, Ham, TW10 7HN
Grey Court Cottage, Ham Street, Ham, TW10 7HN
Beaufort Cottage, 195 Ham Street, Ham, Richmond, TW10 7HL
101 Ham Street, Ham, TW10 7HL
97 Ham Street, Ham, TW10 7HL
91 Ham Street, Ham, TW10 7HL
Grey Court School, Ham Street, Ham, TW10 7HN
Beaufort House, 193 Ham Street, Ham, Richmond, TW10 7HL
105 Ham Street, Ham, TW10 7HL
103 Ham Street, Ham, TW10 7HL
99 Ham Street, Ham, TW10 7HL
95 Ham Street, Ham, TW10 7HL
93 Ham Street, Ham, TW10 7HL
Grove Cottage, 52 Ham Street, Ham, TW10 7HT
Igor Occhiali, 68 Broughton Avenue, Ham, TW10 7UR
Mark Brand, Flat 2, Langham House, 11 Ham Common, Ham, TW10 7JB

PLANNING APPEAL SERVICE – CHECKLIST

The Royal Oak, Ham Street, Ham

File Number:	12/0524/FUL
P.I.N.S Reference:	APP/L5810/A/2187054/NWF
Q. Due Date:	26/11/12

Conservation Area	Appeal Site	✓ 23	Adjacent	✓ 23
Listed Building Grade:	Appeal Site	x	Adjacent	x
Building of Townscape Merit	Appeal Site	✓	Adjacent	✓
Article 4 (2) Direction	Appeal Site	x	Adjacent	x
Tree Preservation Order (Appeal Site only)				✓
Ref no.s of current undecided planning applications (include copy of application form)				x
Ref no.s of current appeals under consideration (P.I.N.S reference)				✓
Planning Site Notice	✓	Local Paper Advert	23/3/12	✓

Development Plan Policies	
UDP -	
Core Strategy - CPI 6	✓
London Plan -	
DM DPD - TZ4, SI2	✓
SPG BTM.2	
SPD	

Other relevant information (previous appeal decisions)
Comments from statutory agencies (external consults – include in notification)

Conditions	
Development to be begun within 3 years	✓
Materials to match existing	✓
Development to be carried out in accordance with submitted plans	✓
Other – BDO4 - Details to a specified scale - new doors and windows to a scale of 1:10 or 1:20	✓
GDO4 - substitute 'dwelling' for 'building'.	✓

Appeal Notification letter	✓
Appeal Notification list	✓
Date by which 3 rd parties reps must reach the Inspectorate	24-12-12
Reps received for application (neighbour letters)	2

Planning officer's report to Committee/delegated report	✓
Committee minutes dated	
Statement required?	

Development Control
Planning – Appeals & Enforcement Team
planningappeals@richmond.gov.uk