

Our Ref: JD/1172/SM
PP Ref: 02063089

4th March 2013

Simon Graham-Smith
London Borough of Richmond upon Thames
2nd Floor Civic Centre
Twickenham
TW1 3BZ

Dear Simon

210 Kingston Road, Teddington, TW11 9JF

Please find enclosed a further planning application for the following proposed development:-

“Demolition of existing property and construction of new 3 storey building comprising retail unit at ground floor and 7no flats above.”

Given that this is a re-submission of planning application 11/4169/FUL, no further planning fee is payable.

The application is supported by the following documents:

- (1) Application Drawings
- (2) Supporting Planning Statement
- (3) Design & Access Statement
- (4) Energy efficiency/ sustainability information
 - Breeam pre-assessment
 - BRUKL output document
 - Energy performance certificate
 - DER 2009 worksheet
 - SAP 2009 worksheet
 - SAP calculation – code for sustainable homes
 - Fabric energy efficiency worksheet
 - L1A 2010 regulations compliance report
 - SBEM main calculation output document
 - SBEM overview (construction & HVAC)
 - LBRUT sustainable construction checklist
- (5) Flood Risk Assessment
- (6) CIL Questions

You will be aware that the previous application 11/4169/FUL was refused, and that an appeal was subsequently dismissed on the grounds that certain elements of the design indicated a degree of over-development. The Inspector found the original proposals to be acceptable in terms of the impact on street parking conditions, contribution towards affordable housing and flood risk. It is also noted that the Inspector raised questions regarding the justification for other infrastructure contributions requested by the Council.

The applicant has reduced the overall scale and bulk of the building and has removed a number of flat roofed elements. The revised design has thus addressed those elements which the Inspector found to be jarring, and as a result will have a more modest increased presence within the streetscene. Further explanation can be found in the submitted Supporting Planning Statement and Design and Access Statement. We believe that the revised proposals will not create an impression of over-development, and thus the scheme overcomes the previous reason for refusal which was upheld by the Inspector.

We look forward to receiving confirmation that the application has been registered.

Please contact me should you require any additional information or wish to discuss this revised application in further detail.

Yours sincerely



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