

Miss Rebecca Anderson
Iceni Projects
Da Vinci House
44 Saffron Hill
London
EC1N 8FH
United Kingdom

Letter Printed 1 November 2019

FOR DECISION DATED
1 November 2019

Dear Sir/Madam

The Town and Country Planning Act 1990, (as amended)
Decision Notice
THIS APPLICATION IS SUBJECT TO A LEGAL AGREEMENT

Application: 19/1822/VRC
Your ref: MINOR MATERIAL AMENDMENT OF P...
Our ref: DC/WEW/19/1822/VRC/VRC
Applicant: Lidl UK GmbH
Agent: Miss Rebecca Anderson

WHEREAS in accordance with the provisions of the Town and Country Planning Act 1990 and the orders made thereunder, you have made an application received on **11 June 2019** and illustrated by plans for the permission of the Local Planning Authority to vary condition(s) of the Planning Permission for land situated at:

Ryde House 391 Richmond Road Twickenham TW1 2EF

for

Variation of condition U30593 (Approved Drawings Number) attached to planning approval 16/2777/FUL to allow for the following external alterations:

- **Removal of glazed stair core and rear escape incorporating increase in height with combined store staircase;**
- **Guardrail and man-safe design incorporated at roof level;**
- **Window/louvre design revised;**
- **Roof and parapet levels rationalised;**
- **Cladding changed to brick and/or render on north and west elevation;**
- **Relocation of green roof to main roof level.**

NOW THEREFORE WE THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF RICHMOND UPON THAMES acting by the Council of the said Borough, the Local Planning Authority HEREBY GIVE YOU NOTICE pursuant to the said Act and the Orders made thereunder that permission to develop the said land in accordance with the said application is hereby **GRANTED** subject to the conditions and informatives summarised and listed on the attached schedule.

Yours faithfully

A handwritten signature in black ink, appearing to read 'R. Angus', with a long horizontal flourish extending to the right.

Robert Angus
Head of Development Management

SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 19/1822/VRC

APPLICANT NAME

Lidl UK GmbH
C/o Agent

AGENT NAME

Miss Rebecca Anderson
Da Vinci House
44 Saffron Hill
London
EC1N 8FH
United Kingdom

SITE

Ryde House 391 Richmond Road Twickenham TW1 2EF

PROPOSAL

Variation of condition U30593 (Approved Drawings Number) attached to planning approval 16/2777/FUL to allow for the following external alterations:

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- Relocation of green roof to main roof level.

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

U0071359	NS02 EH - Noise & Vibration
U0071405	NS49 Public Art
U0071361	NS04 CMS Logistics Plan
U0071362	NS05 Telecommunications equipment
U0071363	NS06 Sustainable Drainage Strategy
U0071364	NS07 Electric Vehicle Charging
U0071365	NS08 Waste management plan
U0071366	NS09 Contaminated land
U0071367	NS10 Details to be approved
U0071368	NS11 Materials to be approved
U0071369	NS12 Guardrails
U0071370	NS13 EH & Ecology External lighting
U0071371	NS14 EH - School Noise Protection Sche
U0071372	NS15 Mechanical Services Noise Control
U0071373	NS16 EH Mesh screening
U0071374	NS17 EH Retail Delivery Noise
U0071375	NS18 EH Commercial Kitchen Extraction
U0071376	NS19 Soft landscaping General
U0071377	NS20 Landscaping Green wall
U0071378	NS21 Ecology installation
U0071379	NS22 Ecology management
U0071380	NS23 Privacy screen overlooking
U0071381	NS24 Playground management plan
U0071382	NS25 Highways parking provision
U0071383	NS26 Cycle parking provision
U0071384	NS27 Flooding
U0071385	NS28 Air Quality
U0071386	NS29 Car park management Retail
U0071387	NS30 Servicing management plan Retail
U0071388	NS31 Highway school
U0071389	NS32 Secured by design
U0071390	NS33 Sustainability
U0071391	NS34 Approved drawing numbers

U0071392	NS36 Uses
U0071393	NS37 Retail floor area
U0071394	NS38 School
U0071395	NS39 EH Noise from Play Area
U0071396	NS40 EH Construction Site Vehicle NRMM
U0071397	NS41 Felling of trees
U0071398	NS42 Privacy windows / doors (emergency)
U0071399	NS43 Highways Ryde Place
U0071400	NS44 Highways doors
U0071401	NS45 Removing permitted development right
U0071402	NS46 Sustainability
U0071403	NS47 Flooding
U0071404	NS48 Trolleys
U0071360	NS03 EH - Dust Management Plan

INFORMATIVES

U0038493	Composite Informative
U0038508	Construction Logistics Plan
U0038495	Street trees
U0038496	Advertisements
U0038497	Section 106 agreement
U0038498	CIL liable
U0038499	NPPF APPROVAL - Para. 186 and 187
U0038500	CMS, Demolition and Noise Management
U0038501	Servicing Delivery Plan
U0038502	Thames Water
U0038503	Contaminated Land
U0038504	Archaeology
U0038505	Ecology
U0038506	Fascia and bollards
U0038507	2017 Planning Committee Informative
U0038494	Details of piling-EHO consultation

DETAILED CONDITIONS AND INFORMATIVES

DETAILED CONDITIONS

U0071359 NS02 EH - Noise & Vibration

The ground works, demolition and construction phases of the development shall accord with the Demolition and Construction Method and Noise Management Statement details approved under 17/3650/DD01 unless otherwise agreed in writing with the Local Planning Authority. REASON: To safeguard the amenities of nearby occupants

U0071405 NS49 Public Art

Prior to occupation of the school Public Art shall be installed in the area indicated as 'Space for Art Installation' on drawing 4862-BRA-00-ZZ-DR-A-0202 Rev 6 in accordance with details to be submitted and approved in writing by the Local Planning Authority. Details to include design, external material/specification, maintenance plan. The approved details shall be installed and be retained unless otherwise agreed in writing with the Local Planning Authority.

REASON: To preserve the character and appearance of the site, the setting of the adjacent listed building and conservation area in general.

U0071361 NS04 CMS Logistics Plan

The development shall not be implemented other than in accordance with the Construction Logistics Plan approved under 16/2777/DD01 and 17/3650/DD01 unless otherwise agreed in writing with the Local Planning Authority. REASON: In the interests of highway and pedestrian safety together with the amenity of the area.

U0071362 NS05 Telecommunications equipment

Prior to occupation of the store a scheme shall be submitted to and approved in writing by the Local Planning Authority (in consultation with BT) for the relocation of the telecommunication equipment on Richmond Road within the application site. REASON: To safeguard local amenity.

U0071363 NS06 Sustainable Drainage Strategy

1. The development hereby approved shall not be implemented or occupied otherwise in accordance with the Sustainable Drainage Strategy Rev: P2 06/07/2016.
2. Prior to the occupation of the development hereby approved, a scheme for the operation and maintenance of the Sustainable Drainage System shall be submitted to and approved in writing by the Local Planning Authority. The site shall not be occupied other than in accordance with the approved scheme. REASON: To accord with the terms of the application and ensure a satisfactory sustainable drainage system.

U0071364 NS07 Electric Vehicle Charging

The store shall not be occupied until ALL the approved active and passive EVC infrastructure have been installed and ready for use, and is thereafter retained for use. REASON: To encourage the use of ultra-low emission vehicles.

U0071365 NS08 Waste management plan

The development shall not be implemented other than in accordance with the waste management plan approved under 17/3650/DD01. REASON: To ensure the efficient handling of construction, excavation and demolition waste and materials as sought by policy LP24.

U0071366 NS09 Contaminated land

None of the buildings hereby approved shall be occupied until: a. The remediation works approved as part of the remediation strategy have been carried out in full and in compliance with the approved strategy. If during the remediation or development work new areas of contamination are encountered, which have not been previously identified, then the additional contamination should be fully assessed in accordance with condition [1(b, c)] above and an adequate remediation scheme shall be submitted to and approved in writing by the local planning authority and fully implemented thereafter. b. A verification report, produced on completion of the remediation work, has been submitted to and approved in writing by the local planning authority. Such report to include i) details of the remediation works carried out and ii) results of verification sampling, testing and monitoring and iii) all waste management documentation showing the classification of waste, its treatment, movement and disposal in order to demonstrate compliance with the approved remediation strategy. REASON: To protect future users of the site and the environment.

U0071367 NS10 Details to be approved

The development shall not be carried out other than in accordance with detailed drawings to a scale of not less than 1:20; which shall be submitted to and approved in writing by the Local Planning Authority. Such details to show typical cross section through front elevation including shopfront (to show reveals), windows, doors; trolley park, and windows on the side and rear elevation, canopies. REASON: To ensure that the proposed development does not prejudice the appearance of the locality.

U0071368 NS11 Materials to be approved

The external surfaces of the building(s) (including fenestration and obscure glazing) and, where applicable, all areas of hard surfacing shall not be constructed other than in materials, details and samples of which shall be submitted to and approved in writing by the Local Planning Authority. REASON: To ensure that the proposed development does not prejudice the appearance of the locality.

U0071369 NS12 Guardrails

The guardrails at roof level on the side (fronting Old Ryde House) and front (fronting Richmond Road) elevations as highlighted on drawing 4862-BRA-00-03-DR-A-0103 Rev 14 shall not be installed other than in accordance with detailed drawings to a scale of not less than 1:20 and including details of colour, to be submitted to and approved in writing by the Local Planning Authority. The approved guardrails shall be maintained in accordance with the details approved thereafter unless otherwise agreed in writing with the Local Planning Authority. REASON: To ensure that the proposed development does not prejudice the appearance of the locality.

U0071370 NS13 EH & Ecology External lighting

a) No floodlighting or external lighting shall be installed other than in accordance with a scheme that has been previously submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination.

b) The development shall not be implemented other than in accordance with the approved external lighting scheme (a), and shall not thereafter be altered without the prior written approval by the Local Planning Authority other than for routine maintenance which does not change its details.

c) Any external lighting scheme (a) must conform to The Institution of Lighting Engineers Guidance for the Reduction of Obtrusive Light - Table 1 criteria.

REASON: To preserve the amenities of nearby occupants and for reasons of biodiversity

U0071371 NS14 EH - School Noise Protection Sche

a) The development hereby approved shall not be implemented other than in strict accordance with the sound insulation details outlined in the acoustic report by Acoustic

Consultants Ltd reference 6305/BL/pw dated October 2016 and shall thereafter be retained as approved.

b) Prior to the occupation of the school buildings to which the application refers a commissioning acoustic test and report shall be undertaken in order to demonstrate that condition (a) above has been achieved, and the results submitted to and approved in writing by the Local Planning Authority. If any further mitigation is required to demonstrate the above compliance, a scheme shall be outlined including timeframe for implementation. REASON: To preserve the amenities of nearby occupants

U0071372 NS15 Mechanical Services Noise Control

a. The cumulative measured or calculated rating level of noise emissions from all mechanical services plant including heating, ventilation and air conditioning (HVAC) hereby permitted shall not exceed 46 dB Lar (1 hour) during the day and 35 dB Lar (15 minutes) during the night at the nearest noise sensitive residential receiver. The measured or calculated noise levels shall be determined at the boundary of the nearest ground floor noise sensitive premises or 1 meter from the facade of the nearest first floor (or higher) noise sensitive premises, and in accordance to the latest British Standard 4142; An alternative position for assessment /assessment /measurement may be used to allow ease of access, this must be shown on a map and noise propagation calculations detailed to show how the design criteria is achieved.

b. Prior to the occupation of the development hereby approved, a commissioning acoustic test and report shall be undertaken to demonstrate that the noise levels outlined in (a) have been achieved, and the results submitted to and approved in writing by the Local Planning authority. If any further mitigation is required to demonstrate the above compliance, a scheme shall be outlined including timeframe for implementation.

c. No plant shall be installed other than on isolated anti-vibration mounts to prevent the structural transmission of vibration and regenerated noise within adjacent or adjoining premises, and these shall be so maintained thereafter.

REASON: to preserve the amenities of nearby occupants.

U0071373 NS16 EH Mesh screening

a) Prior to the occupation of the retail store hereby approved, a scheme for a mesh enclosure between the west elevation and boundary shall be submitted to and approved in writing by the Local Planning Authority, fully installed and thereafter retained.

b) The metal mesh and netted enclosure as indicated in drawings Ground floor plan 4862-BRA-00-00-DR-A-0100 Rev 16 and GA First floor plan 4862-BRA-00-01-DR-A-0101 Rev 11 shall be fully installed and thereafter retained.

REASON: To protect the neighbouring amenities and wildlife.

U0071374 NS17 EH Retail Delivery Noise

a) No vehicle delivery and collections to and from the site (associated to the retail store) shall be undertaken other than in strict accordance with the details provided in the acoustic report submitted by Acoustic Consultants Ltd reference 6305/BL/pw dated October 2016, unless previously approved in writing by the Local Planning Authority.

b) Within four weeks of the retail store hereby approved opening, a commissioning acoustic test and report shall be undertaken, in order to demonstrate that condition noise limit levels specified in section 7 of the acoustic report submitted by Acoustic Consultants Ltd reference 6305/BL/pw dated October 2016 has been achieved, and the results have been submitted to and approved in writing by the Local Planning Authority. If the commissioned acoustic test demonstrates noise limit levels are exceeded, mitigation measures and timeframe for implementation shall be incorporated in the report and shall be submitted to the local planning authority for approval, within 4 weeks of the retail store opening.

c) Prior to the occupation of the retail store hereby approved, the Service Management Plan submitted by Gateway TSP reference TG/TN/15- 0508SMPv1.1 dated 21/10/2016 shall be amended and submitted to and approved in writing by the Local Planning Authority. This shall include as a minimum;

1. A Statement of Intent

2. Organisational Control / Chain of Command
3. Retail Premises Information
4. Delivery Noise Risk Assessment
5. Noise Assessment Outcome details and significance thresholds
6. Noise Control Management & Control Measures including quiet technology
7. Compliance Monitoring regime
8. Complaints Monitoring
9. Communication with stakeholders and residents.
10. Noise Management Plan review

REASON: To preserve the amenities of nearby occupants.

U0071375 NS18 EH Commercial Kitchen Extraction

- a) Prior to the occupation of the development hereby approved, a scheme (to include a maintenance schedule and plan) for the extraction and treatment of fumes and odours generated from cooking or any other activity undertaken on the premises shall be submitted to and approved in writing by the local planning authority.
 - b) Any equipment, plant or process approved pursuant to such details shall be installed prior to the first use of the premises and shall be operated and retained in accordance with the approved details and operated in accordance with manufacturer's instructions.
 - c) The scheme shall include a risk assessment (Annex C) and odour control measures which comply with the minimum requirements the Department of Farming & Rural Affairs - Control of Odour and Noise from Commercial Kitchen Systems 2004. Low level discharge of odours will generally not be acceptable, the preferred termination height is 1m above roof ridge or roof eaves.
 - d) Guidance produced by DEFRA: Control of Odour and Noise from Commercial Kitchen Systems 2004. The document can be downloaded from the DEFRA website. <http://www.defra.gov.uk/publications/files/pb10527-kitchen-exhaust0105.pdf>
- REASON: To preserve the amenities of nearby occupants.

U0071376 NS19 Soft landscaping General

1. Prior to the occupation of the development hereby approved, full details of soft landscaping works (including green roofs) shall be submitted to and approved in writing by the local planning authority such details to include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment) and shall specify the quantity, density, size, species, position and the proposed time or programme of planting of all shrubs, hedges, grasses etc, together with an indication of how they integrate with the proposal in the long term with regard to their mature size and anticipated routine maintenance.
 2. All tree/plant/shrub planting included within the approved specification shall be carried out in accordance with that specification and in accordance with BS 3936:1986 (parts 1, 1992, Nursery Stock, Specification for trees and shrubs, and 4, 1984, Specification for forest trees); BS 4043: 1989, Transplanting root-balled trees; and BS 4428:1989, Code of practice for general landscape operations (excluding hard surfaces).
 3. All soft landscaping works shall be carried out in accordance with the approved details and in any event prior to the occupation of any part of the development
- REASON: To ensure that the proposed development does not prejudice the appearance of the locality and to preserve and enhance nature conservation interests

U0071377 NS20 Landscaping Green wall

- (a) Prior to the occupation of the development hereby approved, a scheme for a green wall at ground floor level of the side and rear elevations and first floor level of the side elevation shall be submitted to and approved in writing by the Local Planning Authority; and thereafter implemented. (The scheme shall include design, species, date for installation and maintenance programme).
 - (b) The approved scheme shall thereafter be retained, unless otherwise previously approved in writing by the Local Planning Authority.
- REASON: To preserve the visual amenities of those residing in Beresford Avenue and to preserve the setting of Old Ryde House.

U0071378 NS21 Ecology installation

Prior to the occupation of the development hereby approved:

- a) The green roofs outlined in drawing Roof plan 4862-BRA-00-03-DR-A-0103 Rev 14 shall be full planted;
- b) Two 1sp sparrow terraces and 1 swift box shall be incorporated in the build, in accordance with a scheme (including aspect and height) previously approved in writing by the Local Planning Authority
- c) All recommendations outlined in the Syntegra Consulting extended Phase 1 Habitat and daytime bat and bird nesting survey, dated April/May 2016, shall be implemented in full.

REASON: To preserve the ecological value of the site hereby approved.

U0071379 NS22 Ecology management

Prior to the occupation of the development hereby approved, an ecological management scheme shall be submitted to and approved in writing by the Local Planning Authority, which shall include:

- a) A maintenance and management plan for the green roofs (10 year period)
- b) A management plan for the bird boxes (in perpetuity)

REASON: To preserve the ecological value of the site hereby approved.

U0071380 NS23 Privacy screen overlooking

(a) Prior to the occupation of the school, a detailed scheme (including sample of material) for a 1.8m high glass privacy screen (in the locations shown on drawings First floor plan 4862-BRA-00-01-DR-A-0101 Rev 11 and GA Second floor plan 4862-BRA-00-02-DR-A-0102 Rev 12 to a scale not less than 1:20 shall be submitted to and approved in writing by the Local Planning Authority.

(b) Prior to occupation of the school, details of any boundary treatment or railings proposed (other than the privacy screens subject to (a)) shall be submitted to and approved in writing by the Local Planning Authority.

(c) Prior to the occupation of the school, the approved schemes outlined in (a) and (b) shall be implemented in full and thereafter retained.

REASON: To preserve the amenities of surrounding occupants.

U0071381 NS24 Playground management plan

(a) Prior to the occupation of the school hereby approved a playground management plan shall be submitted to and approved in writing by the Local Planning Authority. The school shall only be occupied in accordance with the approved management plan.

(b) No fixtures / fittings / playground furniture shall be installed within any external play space unless previously approved in writing by the Local Planning Authority.

(c) Prior to the occupation of the school hereby approved, details of the 3m netted enclosure (sides and roof) shall be submitted to and approved in writing by the Local Planning Authority and thereafter be installed and retained.

(d) No ball games shall be played on the external play space, except within the 3m netted enclosure as shown on the first floor plan.

REASON: To preserve the amenities of surrounding occupants.

U0071382 NS25 Highways parking provision

(a) No more than 1 parking space shall be allocated to the school.

(b) 53 car parking spaces shall be allocated to the foodstore to which this application relates.

(c) The car parking spaces shall not be used other than by customers and visitors of the site.

(d) No part of the development shall be occupied until all the car parking spaces and vehicular traffic routes as outlined in drawings GA Ground floor plan 4862-BRA-00-00-DR-A-0100 Rev 16 and 4862-BRA-00-B1-DR-A-0104 Rev: 15 (and direction of traffic as

outlined in 'Response to Highway Officer Comments December 2016) have been provided, delineated on site and ready for use.

(e) The disabled parking bays as outlined in drawings GA Ground floor plan 4862-BRA-00-00-DR-A-0100 Rev 16 and 4862-BRA-00-B1-DR-A-0104 Rev: 15 shall be clearly marked out on site at all times for the uses specified and shall not be used other than for those purposes.

(f) Prior to the occupation of the foodstore hereby approved, demarcation of the pedestrian route around the car park shall be submitted to and approved in writing by the local planning authority, implemented and thereafter retained as approved.

REASON: To prevent parking congestion and to ensure safe pedestrian access.

U0071383 NS26 Cycle parking provision

Prior to the occupation of the development hereby approved:

A) Details of the cycle storage facilities on the public footpath in front of the retail store shall be submitted to and approved in writing by the Local Planning Authority.

B) All cycle parking provision as shown on the approved drawings shall be installed and ready for occupation, and thereafter retained.

C) The store staff cycle parking storage facilities as shown in the basement plan shall be made available for school staff.

REASON: To accord with the terms of the application and encourage sustainable modes of transport.

U0071384 NS27 Flooding

Prior to the occupation of the development hereby approved:

(A) Written notification shall be submitted to the Local Planning Authority confirming both the school and the foodstore have signed up to the EA Flood Warning Service 'Flood Line'

(B) A flooding response / evacuation plan for both the school and the foodstore shall be submitted to and approved in writing by the Local Planning Authority. (The applicants should take advice from the emergency services and the Environment Agency 'Flood line service' when producing an emergency response plan or evacuation plan). The development shall not be used / occupied other than in accordance with the approved plan.

REASON: To minimise the risk of flooding

U0071385 NS28 Air Quality

(a) The development hereby approved shall not be implemented other than in accordance with the Air Quality Assessment Report Ref: 15-2147; Rev: B, May 2016, in particular the mitigation measures put forward.

(b) No windows on the front elevation at the first or second floor shall be openable, unless in the case of an emergency.

(c) Prior to the occupation of the development hereby approved:

i. Real time screens for bus times shall be installed in the foodstore, and will thereafter be retained.

ii. A scheme for the installation of ultra-low NOx boilers for the school and food store shall be submitted to and approved in writing and thereafter installed and retained as approved.

iii. A scheme for MVHP or NO2 filters to provide fresh air ventilation to the side and rear of the building at first and second floor, shall be submitted to and approved in writing by the Local Planning Authority and thereafter installed and maintained.

REASON: To minimise the risk to poor air quality and encourage sustainable travel.

U0071386 NS29 Car park management Retail

(a) The development hereby approved shall not be occupied other than in accordance within the Car Park Management Plan October 2017

(b) No vehicles, other than the delivery / servicing vehicles associated to the retail store and staff vehicles, shall use the car park hereby approved other than between the hours of 08:00-22:00 Monday to Saturday and 10:00- 17:00 Sunday and Bank Holidays.

(c) Prior to use of the retail store commencing, details of the use of marshals (numbers, times, roles and responsibilities) shall be submitted to and approved in writing by the Local Planning Authority. The site shall only be used in accordance with the said approved scheme.

(d) Unless otherwise approved in writing by the local planning authority, prior to the occupation of the retail store hereby approved, a scheme (siting, design, technical specification and maintenance) for the variable parking signage shall be submitted to and approved in writing, implemented and thereafter retained as approved.

(e) 28 days prior to the store opening, the local planning authority shall be notified of the store opening date.

(f) At 12 months after the opening date (e), a review of the car parking management plan shall be undertaken and submitted to and approved in writing by the Local Planning Authority. From the approved date, the retail store shall not operate other than in accordance with the 'Review CPMP'.

REASON: To ensure the efficient use of the car park and the free flow of traffic and pedestrian safety.

U0071387 NS30 Servicing management plan Retail

(a) No goods, merchandise, material delivery racks and trolleys or articles of any description shall be stacked or stored anywhere on the site other than within the building or the area identified as warehouse on drawing Ground floor plan 4862-BRA-00-00-DR-A-0100 Rev 16.

(b) The delivery area identified in drawing Ground floor plan 4862-BRA-00-00-DR-A-0100 Rev 16 shall be kept free of any obstruction or parked vehicles except deliveries and servicing vehicles.

(c) The retail store hereby approved shall not be occupied other than in accordance within the Lidl Servicing Management Plan October 2016 and any SMP approved as part of condition NS17 'EH - Retail Delivery Noise'

(d) No vehicles longer than 16.5m shall enter the site.

(e) No refuse or waste material of any description shall be collected from anywhere other than within the confines of the site.

(f) Prior to the occupation of the retail store hereby approved, details of marshals (number, times and responsibilities) within the car park and at the entrance of the site) shall be submitted to and approved in writing by the Local Planning Authority. The site shall only be used in accordance with the approved scheme.

(g) At 12 months after the opening date (NS29 (e)), a review of the servicing management plan shall be undertaken and submitted to and approved in writing by the Local Planning Authority. From the approved date, the retail store shall not operate other than in accordance with the approved Review Document.

(h) No more than 4 service vehicles shall service the store within any one 24hour period.

(i) No servicing shall take place between the hours of 08:00-09:00 and 15:00- 16:00 Monday to Friday.

REASON: To ensure the efficient use of the car park and the free flow of traffic and pedestrian safety.

U0071388 NS31 Highway school

(A) Prior to the occupation of the school hereby approved, a servicing management plan for the school shall be submitted to and approved in writing by the Local Planning Authority.

(B) Prior to the occupation of the school, details of the soft start operating policy shall be submitted to and approved in writing by the Local Planning Authority.

(C) The school shall not operate other than in accordance with the approved 'Servicing Management Plan' and 'Soft Start Policy', unless previously approved in writing by the Local Planning Authority.

REASON: To ensure the efficient use of the car park and the free flow of traffic and pedestrian safety.

U0071389 NS32 Secured by design

Prior to the occupation of the development a scheme to demonstrate that the car park and the school meets the Secured by Design Security Standards shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure a satisfactory form of development.

U0071390 NS33 Sustainability

Prior to the occupation of the development hereby approved, a scheme outlining the siting and design of the PV panels and the siting, technical details (size and noise) of the air source heat pumps shall be submitted to and approved in writing by the Local Planning Authority, and thereafter implemented in accordance with the approved scheme. (any noise should take into account the impact of both the retail store and school at nearby receptors). REASON: To ensure the scheme achieving the policy sustainability credentials.

U0071391 NS34 Approved drawing numbers

The development hereby permitted shall not be implemented other than in accordance with the following approved plans and documents.

- a) Retail Statement for Proposed Mixed-Use Development Comprising Lidl foodstore and School June 2016
- b) Car Park Management Plan - October 2017
- c) Lidl Servicing Management Plan - October 2016
- d) Noise Impact Assessment -October 2016
- e) Playground management plan
- f) Landmark Arboricultural Impact Assessment Report 27 May 2016
- g) Extended Phase 1 Habitat Survey and Daytime Bat and Nesting Bird Survey Report
- h) Archaeological Desk Based Assessment March 2016
- i) Written scheme of investigation for an archaeological monitoring exercise (Watching Brief) - September 2016
- j) Framework Flood Emergency Plan, January 2017
- k) Flood Risk Assessment, Received 13 January 2017
- l) Sustainable Drainage Strategy P2 06/07/2016
- m) Phase II Geo-Environmental Appraisal - Rev: 1 March 2016
- n) Sustainability and Energy Statement Planning Submission Document Rev A July 2016
- o) LBRUT Sustainable Construction Checklist - January 2016
- p) BREEAM Pre-Assessment Richmond Road School 19/04/2016
- q) BREEAM Pre-Assessment Lidl Richmond Road 14/04/2016
- r) Air Quality Assessment Report Ref: 15-2147; Rev: B and May 2016
- s) Draft Lidl Travel Plan - October 2016
- t) Draft School Travel Plan - July 2016
- u) On street parking study July 2016
- v) Outline Construction Logistics Plan - July 2016
- w) Site Access Options Technical Note - August 2016
- x) Addendum Transport Assessment - October 2016
- y) Addendum Transport Assessment -October 2017
- z) Proposed Access Arrangements - Stage 1 Road Safety Audit (August 2016)
- aa) Energy and Sustainability Addendum - Lidl Richmond Road, December 2016
- bb) Geo Environmental Investigation Report - October 2016
- cc) Framework Flood Emergency Plan - January 2017
- dd) Email from Simon Ward dated 24 January 2017
- ee) Sustainability Letter from Icenid dated 12 July 2019
- ff) Covering Letter from Icenid dated 16 September 2019

- (1) GA Ground floor plan 4862-BRA-00-00-DR-A-0100 Rev 16
- (2) GA First floor plan 4862-BRA-00-01-DR-A-0101 Rev 11
- (3) GA Second floor plan 4862-BRA-00-02-DR-A-0102 Rev 12
- (4) Basement Floor Plan 4862-BRA-00-B1-DR-A-0104 Rev: 15
- (5) GA Roof plan 4862-BRA-00-03-DR-A-0103 Rev 14
- (6) Site plan 1-500 900002 Rev 5
- (7) South and east elevations Page 1 4862-BRA-00-ZZ-DR-A-0202-REV 6

(8) North and west elevations Page 2 Replaced with 4862-BRA-00-ZZ-DR-A-0201-REV 8

(9) Existing south and east elevation 4862 PL20

(10) Existing north and west elevation 4862 PI21

REASON: To accord with the terms of the application, for the avoidance of doubt and in the interests of proper planning.

U0071392 NS36 Uses

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or reenacting that Order):

(a) The area identified as 'New Lidl Store' (1127m²) identified on the Ground floor plan (4862-BRA-00-00-DR-A-0100 Rev 16) shall not be used other than in A1 retail use (and associated ancillary use)

(b) The ground floor area to the northeast of the new access and the first and second floors of the building hereby approved shall not be occupied other than as a school in D1 education use.

REASON: To accord with the terms of the application, to preserve the vitality of the Local Centre, to ensure the development does not prejudice the free flow of traffic and highway safety and to protect existing residential amenities.

U0071393 NS37 Retail floor area

(a) Floor area - The new sales area of the A1 retail unit shall not exceed 1,123m², and no more than 902sq.m (80%) shall be used for the sale of convenience items.

(b) Hours - The A1 retail unit hereby approved shall not be open to customers / members of the public other than between the hours of 08:00-22:00 Monday - Saturday and 10:00-17:00 hours Sundays and Bank Holidays.

(c) The retail store hereby approved shall not include any of the following:

- i. Fresh meat counter
- ii. Fresh fish counter
- iii. Delicatessen/cheese counter
- iv. Pharmacy
- v. Dry cleaning
- vi. Film processing
- vii. Post office
- viii. Café / restaurant

REASON: To protect the retail vitality and viability of the local centre; to accord with the terms of the application and to preserve the amenities of nearby occupants.

U0071394 NS38 School

(a) Hours of external play space: The school external area shall not be used other than between the hours of 07:45 and 18:00 Monday to Friday, unless for maintenance or emergency.

(b) Pupil numbers: Unless previously agreed in writing by the Local Planning Authority, the total numbers of pupils on the school shall not exceed the following:

- a. 134 in the 2018/19 school year
- b. 194 in the 2019/20 school year
- c. 254 in the 2020/21 school year
- d. 314 in the 2021/22 school year
- e. 360 in the 2022/23 school year
- f. 390 in the 2023/24 school year
- g. 420 in the 2024/25 school year
- h. Thereafter 2025, there shall be no more than 420 pupils on the school roll at any one time.

(c) Coaches: No coaches shall enter the site or service the school.

REASON: To safeguard highway and pedestrian safety and protect the amenities of neighbouring residential occupiers.

U0071395 NS39 EH Noise from Play Area

(a) The external play areas shall not be occupied other than in strict accordance with the details provided in the acoustic report submitted by the acoustic report submitted by Acoustic Consultants Ltd reference 6305/BL/pw dated October 2016, unless previously approved in writing by the Local Planning Authority.

(b) Within four weeks of the use of the school, a commissioning acoustic test and report shall be undertaken in order to demonstrate that the external play area noise does not exceed the limit levels detailed in the acoustic report submitted by Acoustic Consultants Ltd ref 6305/BL/pw reference dated October 2016, and the results submitted to and approved in writing by the Local Planning Authority. If any further mitigation is required to demonstrate the above compliance, a scheme shall be outlined including timeframe for implementation.

REASON: To preserve the amenities of nearby residents.

U0071396 NS40 EH Construction Site Vehicle NRMM

All Non Road Mobile Machinery (NRMM) vehicles used on the construction of the development must register all NRMM vehicles online on Greater London Authority's NRMM website <http://nrmm.london/> before the commencement of any works and be compliant with the air quality requirements of the Greater London Authority's NRMM and Low Emission Zone Policy.

REASON: To minimise air pollution

U0071397 NS41 Felling of trees

No trees shall be felled other than outside the bird nesting season, unless in the supervision of a qualified ecologist.

REASON: To protect onsite biodiversity.

U0071398 NS42 Privacy windows / doors (emergency)

The following proposed windows and doors of the building hereby approved shall at no time be glazed, otherwise than in obscured glass, below a minimum height of 1.75 metres (5'7") above the relevant floor level, and shall at all times be kept shut and shall not be used for access to or from the building except in the cases of emergency and / or for maintenance purposes.

(a) First floor west elevation circulation door and window

(b) Second floor west elevation circulation door and window

(c) Stairwell doors adjacent to west boundary

(d) Stairwell windows on the rear elevation adjacent to the kitchen.

REASON: To ensure that the proposed development does not prejudice the amenities of adjoining occupiers.

U0071399 NS43 Highways Ryde Place

The gate access onto Ryde Place as shown on drawing Ground floor plan 4862-BRA-00-00-DR-A-0100 Rev 16 shall not be used other than for servicing of the sub-station or in the event of emergency.

REASON: To ensure the development does not prejudice the free flow of traffic and highway safety.

U0071400 NS44 Highways doors

The front elevation doors to Staircase One and the stairwell doors adjacent to the east boundary (as shown on the Ground Floor Plan) shall be kept shut at all times unless in the event of an emergency and as a means of escape.

REASON: To ensure the development does not prejudice the free flow of traffic and highway and pedestrian safety.

U0071401 NS45 Removing permitted development righ

a. Telecommunications: Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) no telecommunications equipment shall be erected on or attached to the building hereby approved, nor shall any external alterations or extensions be made to the development hereby approved.

b. Alterations and extensions: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order), the uses hereby approval shall not benefit from permitted development rights as outlined in Schedule 2, Part 2 'Minor Operations' and Part 7 'Non-domestic extensions, alterations etc'.

REASON: To preserve the character, appearance and setting of the site and conservation area in general, the amenities of nearby residents, and highway conditions.

U0071402 NS46 Sustainability

(a) BREEAM: The development (retail store and school) hereby approved shall achieve BREEAM Rating Excellent, in accordance with the terms of the application & the requirements of the BREEAM Guide (or such national measure of sustainability for design that replaces that scheme).

(b) Energy: The development hereby approved (retail store and school) shall achieve a 35% reduction in Carbon dioxide emissions beyond Building Regulations requirements (2013).

(c) Within 28 days of the commencement of use, or in accordance with an agreed timeframe with the local planning authority, a validation report demonstrating the credentials in (a) and (b) shall be submitted to and approved in writing by the Local Planning Authority. REASON: In the interests of promoting sustainable forms of development and to meet the terms of the application.

U0071403 NS47 Flooding

The development hereby approved shall not be implemented other than in accordance with the Flood Risk Assessment received on 13 January 2017, and the flood risk mitigation and recommendations as outlined in sections 3.0 and 4.0 of the report.

REASON: To reduce the risk to life and property from flooding

U0071404 NS48 Trolleys

Trolleys at no time shall be stored or stacked other than within the retail store or the identified 'trolley bays' as shown on drawings GA Ground floor plan 4862-BRA-00-00-DR-A-0100 Rev 16 and 4862-BRA-00-B1-DR-A-0104 Rev: 15 and shall at no time be stored / stacked on the footpath to the southeast of front elevation of the development.

REASON: To prevent street clutter and preserve the character and appearance of the site and conservation area in general.

U0071360 NS03 EH - Dust Management Plan

The scheme shall be implemented in accordance with the Dust Management Plan (DMP) approved under 17/3650/DD01 unless otherwise agreed in writing with the Local Planning Authority. REASON: To safeguard the amenities of nearby occupants

DETAILED INFORMATIVES

U0038493 Composite Informative

(a) Reason for granting: The proposal has been considered in the light of the Development Plan, comments from statutory consultees and third parties and compliance with Supplementary Planning Guidance as appropriate. It has been concluded that there is not a demonstrable harm to interests of acknowledged importance caused by the development that justifies withholding planning permission. - For full reasons refer to Summary box / Conclusion contained in the report.

(b) Principal Policies: - As outlined in Committee report

(c) Building Regulations: The applicant is advised that the erection of new buildings or alterations to existing buildings should comply with the Building Regulations. This permission is NOT a consent under the Building Regulations for which a separate application should be made. For application forms and advice please contact the Building Control Section of the Street Scene department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411). If you alter your proposals in any way, including to comply with the Building Regulations, a further planning application may be required. If you wish to deviate in any way from the proposals shown on the approved drawings you should contact the Development Control Department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411).

(d) Damage to the public highway: Care should be taken to ensure that no damage is caused to the public highway adjacent to the site during demolition and (or) construction. The Council will seek to recover any expenses incurred in repairing or making good such damage from the owner of the land in question or the person causing or responsible for the damage.

BEFORE ANY WORK COMMENCES you MUST contact the London Borough of Richmond upon Thames, 44 York Street, Twickenham TW1 3BZ, Telephone 020 8891 1411 to arrange a pre-commencement photographic survey of the public highways adjacent to and within the vicinity of the site. The precondition survey will ensure you are not charged for any damage which existed prior to commencement of your works.

If you fail to contact us to arrange a pre commencement survey then it will be assumed that any damage to the highway was caused by your activities and you will be charged the full cost of repair.

Once the site works are completed you need to contact us again to arrange for a post construction inspection to be carried out. If there is no further damage then the case will be closed. If damage or further damage is found to have occurred then you will be asked to pay for repairs to be carried out.

(e) Noise control - Building sites: The attention of the applicant is drawn to the requirements of section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise and vibration on construction and demolition sites. Application, under section 61 of the Act for prior consent to the works, can be made to the Environmental Health Department.

Under the Act the Council has certain powers to control noise from construction sites. Typically the council will limit the times during which sites are permitted to make noise that their neighbours can hear.

For general construction works the Council usually imposes (when necessary) the following limits on noisy works:-

- o Monday to Friday 8am to 6pm
- o Saturdays 8am to 1pm
- o Sundays and Public Holidays- No noisy activities allowed

Applicants should also be aware of the guidance contained in British Standard 5228;2009- Noise and vibration control on construction and open sites.

Any enquiries for further information should be made to the Commercial Environmental Health Team, 2nd Floor Civic Centre, 44 York Street, Twickenham TW1 3AB.

U0038508 Construction Logistics Plan

Should the Construction Logistics Plan need to be re-submitted as part of condition NS04 (Construction - Construction Management Statement / Logistics Plan) that document shall demonstrate compliance with the guidance found in the Construction Logistics Plan for developers produced by Transport for London and include:

(a) The size, number, routing and manoeuvring tracking of construction vehicles to and from the site, and holding areas for these on/off site;

- (b) Site layout plan showing manoeuvring tracks for vehicles accessing the site to allow these to turn and exit in forward gear;
- (c) Details and location of parking for site operatives and visitor vehicles (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
- (d) Details and location where plant and materials will be loaded and unloaded;
- (e) Details and location where plant and materials used in constructing the development will be stored, and the location of skips on the highway if required;
- (f) Details of any necessary suspension of pavement, roadspace, bus stops and/or parking bays;
- (g) Details where security hoardings (including decorative displays and facilities for public viewing) will be installed, and the maintenance of such;
- (h) Details of any wheel washing facilities;
- (i) Details of a scheme for recycling/disposing of waste resulting from demolition and construction works (including excavation, location and emptying of skips);
- (j) Details of measures that will be applied to control the emission of noise, vibration and dust including working hours. This should follow Best Practice detailed within BS5288:2009 Code of Practice for Noise and Vibration Control on Construction and Open Sites;
- (k) Details of any highway licenses and traffic orders that may be required (such as for licences for any structures / materials on the highway or pavement; or suspensions to allow the routing of construction vehicles to the site);
- (l) Details of the phasing programming and timing of works;
- (m) Where applicable, the Construction Management Statement should be written in conjunction with the Arboricultural Method Statement, and in accordance with British Standard BS5837:2012 'Trees in relation to design, demolition and construction - recommendations', in particular section 5.5, 6.1, 6.2, 6.3 and 7;
- (n) A construction programme including a 24 hour emergency contact number;
- (o) See also TfL guidance on Construction Logistics Plans.
- (p) Communication strategy for residents during demolition and construction

U0038495 Street trees

The applicant must consult Streets Tree Section, London Borough of Richmond upon Thames, 44 York Street, Twickenham TW1 3BZ (Telephone 020 8891 7808) with regard to arrangements for the removal of street trees (s)

U0038496 Advertisements

The applicant is advised of the need to obtain separate consent under the Town & Country Planning (Control of Advertisements) Regulations 1992 for any advertisements requiring express consent which it is to display on these premises

U0038497 Section 106 agreement

This planning permission has a Section 106 Agreement which must be read in conjunction with it.

U0038498 CIL liable

The applicant is advised that this permission results in a chargeable scheme under the Borough's and the Mayor of London's Community Infrastructure Levy.

U0038499 NPPF APPROVAL - Para. 186 and 187

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, Richmond upon Thames Borough Council takes a positive and proactive approach to the delivery of sustainable development, by:

- o Providing a formal pre-application
- o Providing written policies and guidance, all of which is available to view on the Council's website

- o Where appropriate, negotiating amendments to secure a positive decision
- o Determining applications in a timely manner.

In this instance, the application was amended following negotiations with the Council to ensure the scheme complied with adopted policy and guidance, and referred to the first available Planning Committee, where the agents / applicants had an opportunity to present the case.

U0038500 CMS, Demolition and Noise Management

The applicants are advised that when drafting the details pursuant to the conditions relating to the Construction Management Statement and Demolition and Construction Method and Noise Management Statement:

- o Each 'point' of the conditions should form a sub-heading in the Statement.
- o Where a point is not applicable please state this, with justification.
- o Register with the Considerate Constructors Scheme.
- o Limit the hours of construction to 8am to 6pm Monday to Friday, 8am to 1pm Saturday and no works on Sundays and Bank Holidays

U0038501 Servicing Delivery Plan

The applicants are encouraged to introduce Quiet Delivery Vehicle Technology for use during deliveries.

U0038502 Thames Water

Water

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

Surface Water Drainage

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary.

Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Sewerage Infrastructure:

Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you email us a scaled ground floor plan of your property showing the proposed work and the complete sewer layout to developer.services@thameswater.co.uk to determine if a building over / near to agreement is required.

U0038503 Contaminated Land

With respect to condition DV28 (contaminated land), the applicant's attention is drawn to the following points:

- Although reference is made to a Phase 1 Desk top study this has not been supplied with the application. A copy of the desk study will be required in order to discharge Part 1 of condition DV29F

- One round of gas monitoring is insufficient to allow the conclusion that ground gas risks at the site are low. However this may be acceptable if it can be shown that the presence of the basement will further mitigate ground gas risks to the property
- As specified in the report details of mitigation measures that will be undertaken to protect construction workers against risks associated with contaminants in made ground should be provided

U0038504 Archaeology

The written scheme of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015. It is envisaged that the archaeological fieldwork would comprise the following:

- Watching Brief A watching brief involves the proactive engagement with the development groundwork's to permit investigation and recording of features of archaeological interest which are revealed.
- A suitable working method with contingency arrangements for significant discoveries will need to be agreed.
- The outcome will be a report and archive.

Further information on archaeology and planning in Greater London including Archaeological Priority Areas is available on the Historic England website. Please do not hesitate to contact me should you require further information or assistance. I would be grateful to be kept informed of the progress of this application. Please note that this response relates solely to archaeological considerations. If necessary, Historic England's Development Management or Historic Places teams should be consulted separately regarding statutory matters.

U0038505 Ecology

- (a) With respect to conditions 'Ecology Installation', 'EH & Ecology - External lighting' and 'Ecology - management', the applicants are advised of the following advice:
- a. Sparrow terraces - there needs to be an in perpetuity commitment by Lidl or the school to clean out the boxes each autumn.
 - b. Any external lighting should not have upward light spill.

U0038506 Fascia and bollards

For the avoidance of doubt, this scheme has not approved:

- (a) Alucobond panels on the fascia.
- (b) No bollards on the footpath in front of the site

U0038507 2017 Planning Committee Informative

- (a) Community liaison: The school and Lidl are encouraged to set up a Community Liaison Working Group with local residents and businesses, to address any concerns and issues that arise when the school and the store have opened and are operational.
- (b) Mechanical plant monitoring: The school and Lidl are encouraged to monitor noise output from all mechanical plant following installation to ensure noise output remains within the noise limits set by planning conditions.

U0038494 Details of piling-EHO consultation

The attention of the applicant is drawn to the requirements of section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise and vibration on construction and demolition sites. Application, under section 61 of the Act for prior consent to the works, can be made to the Environmental Health Department. Where developments include foundations works require piling operations it is important to limit the amount of noise and vibration that may affect local residents. There are a number of

different piling methods suitable for differing circumstances. Guidance is contained in British Standard BS 5228 Noise control on Construction and Open Sites - Part 4: Code of Practice for noise and vibration control applicable to piling operations. Where there is a risk of disturbance being caused from piling operations then the council under section 60 Control of Pollution Act 1974 can require Best Practicable Means (BPM) to be carried out. This may entail limiting the type of piling operation that can be carried out. The types of piling operations which are more suitable for sensitive development in terms of noise and vibration impact are;

- o Hydraulic Piling
- o Auger Piling
- o Diaphragm Walling

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION
19/1822/VRC

VRC Applications

Making an Appeal – Summary Guidance

Whether to appeal

If the Local Planning Authority (LPA) turn down your application, you should look carefully at the reasons why they turned it down before you make an appeal. You should speak to the LPA to see if you can sort out the problem - perhaps by changing your proposal. An appeal should only ever be a last resort.

Type of appeal:

Planning Application

Appeal time:

Within six months of the date of the council's decision letter.

Who can appeal?

The applicant or their agent may lodge an appeal.

The right of appeal:

You can appeal against the council's decision:

- If you applied to the Local Planning Authority and they:
 - Refused permission;
 - Gave permission but with conditions you think are inappropriate;
 - Haven't approved the details of a scheme which they or the Secretary of State have already given outline planning permission for or;
 - Have approved the details of a scheme but with conditions you think are inappropriate or unreasonable.
- If the LPA rejected a proposal arising from a condition or limitation on a planning permission.
- If the LPA don't decide your application within the time allowed. Normally the time allowed is eight weeks from when they accept your application.
- If the LPA told you they needed more information before they could decide your outline planning application, but you do not want to supply this.

You will make your appeal to the Department for Communities and Local Government of which the Planning Inspectorate is a part. Most are decided by specialist officers in the Planning Inspectorate. Only the person or business applying for consent to display an advertisement may appeal. If the council issues a discontinuance notice, only those on whom the notice is served may appeal.

The appeal process:

Appeals must be made

- Online at www.planninginspectorate.gov.uk, or
- Initial Appeals, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

It will be expected that all appeal documentation will be submitted electronically.

The process is fully documented on the website of the Planning Inspectorate www.planninginspectorate.gov.uk, however in summary there are three main types of appeal:

Written procedure:

Written evidence is considered from the applicant/agent/business and the council. The council will send copies of any letters of objection or support they received when considering your application. Within six weeks of the Inspectorate receiving your appeal forms the council will send a copy of their statement to the Inspectorate. You must make any comment on these within three weeks.

Hearing procedure:

Hearings allow you and the council to exchange views and discuss your appeal. Before the hearing the council will send a copy of their statement to you and the Inspectorate. You can comment on their statement in writing otherwise the Inspectorate will treat the reasons given in your appeal form as the basis of your case for discussion.

Hearings are usually held in council offices. The Inspector leads the discussion and invites the people involved to put their points across. The Inspector will visit the site unaccompanied before the hearing and will make a further accompanied visit as part of the hearing.

Inquiry procedure:

Inquiries are normally for large-scale applications. A public inquiry is a formal procedure in which both parties have legal representation.

Making your views known on someone else's appeal:

The LPA will notify anyone who took part in the consultations when you first applied for permission that you are appealing. For appeals decided by hearing or inquiry the LPA will tell interested people when and where this will be and let them know that they can attend. The Inspectorate will also take account of the views of certain groups who have a right to comment, for example, owners of a site, local amenity groups and so on.

Costs:

Normally you and the council will pay for your own expenses in an appeal. You can only claim costs when you can show that the council have behaved in an unreasonable way causing unnecessary expense.

Who to contact?

The Planning Inspectorate

Website www.planninginspectorate.gov.uk

Email enquiries@pins.gsi.gov.uk

Telephone 0303 444 5000

Write to Initial Appeals, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN

London Borough of Richmond upon Thames

Website www.richmond.gov.uk/planning

Email planningappeals@richmond.gov.uk

Telephone 020 8891 1411 for advice

Write to The Appeals Officer, Development Control, Civic Centre, 44 York Street, Twickenham TW1 3BZ