

The Planning Inspectorate

PLANNING APPEAL FORM (Online Version)

WARNING: The appeal **and** essential supporting documents **must** reach the Inspectorate within the appeal period. **If your appeal and essential supporting documents are not received in time, we will not accept the appeal.**

Appeal Reference: APP/L5810/W/19/3242694

A. APPELLANT DETAILS

The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name	co Agent co Agent co Agent
Company/Group Name	4 Manor Road Ltd and Lulworth Homes Ltd
Address	co Agent co Agent W2 1AY
Preferred contact method	Email <input checked="" type="checkbox"/> Post <input type="checkbox"/>

B. AGENT DETAILS

Do you have an Agent acting on your behalf?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Name	Ms Mary Power
Company/Group Name	PowerHaus Consultancy
Address	5 Merchant Square Paddington London W2 1AY
Phone number	02036087612
Email	hy@powerhausconsultancy.co.uk
Preferred contact method	Email <input checked="" type="checkbox"/> Post <input type="checkbox"/>

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority	Richmond Upon Thames London Borough Council
LPA reference number	16/2352/FUL
Date of the application	13/06/2016

Did the LPA validate and register your application? Yes No

Did the LPA issue a decision? Yes No

D. APPEAL SITE ADDRESS

Is the address of the affected land the same as the appellant's address? Yes No

Does the appeal relate to an existing property? Yes No

Address

4 & 6 Manor Road
Teddington
TW11 8BG

Is the appeal site within a Green Belt? Yes No

Are there any health and safety issues at, or near, the site which the Inspector would need to take into account when visiting the site? Yes No

E. DESCRIPTION OF THE DEVELOPMENT

Has the description of the development changed from that stated on the application form? Yes No

Please enter details of the proposed development. This should normally be taken from the planning application form.

Demolition of 6 Manor Road and erection of three storey building to create 12 additional two bedroom apartments, car parking spaces, bicycle storage, amenity space and related ancillary works. Erection of additional storey on 4 Manor Road for three two bedroom apartments and related ancillary works.

Area (in hectares) of the whole appeal site [e.g. 1234.56] 0.19 hectare(s)

Does the proposal include demolition of non-listed buildings within a conservation area? Yes No

F. REASON FOR THE APPEAL

The reason for the appeal is that the LPA has:

1. Refused planning permission for the development.

2. Refused permission to vary or remove a condition(s).

3. Refused prior approval of permitted development rights.

4. Granted planning permission for the development subject to conditions to which you object.

5. Refused approval of the matters reserved under an outline planning permission.

6. Granted approval of the matters reserved under an outline planning permission subject to conditions to which you object.

7. Refused to approve any matter required by a condition on a previous planning permission (other than those specified above).

8. Failed to give notice of its decision within the appropriate period (usually 8 weeks) on an application for permission or approval.

9. Failed to give notice of its decision within the appropriate period because of a dispute over provision of local list documentation.

G. CHOICE OF PROCEDURE

There are three different procedures that the appeal could follow. Please select one.

1. Written Representations

2. Hearing

You must give detailed reasons below or in a separate document why you think a hearing is necessary. The reasons are set out in

the box below

Given the extent of the discussions required between the parties to determine the veracity of the viability assessment and its assumptions, with the level of detail required to accurately and comprehensively put forward the case, the appellants' request a hearing.

This will give both parties sufficient opportunity to set out their cases and to discuss the details of the application that support their positions before the Inspector. This could also be achieved through cross-examination but it is considered that discussion of the differences between the parties' positions should be sufficient and proportionate. As professional experts are providing the evidence there should be no need for evidence on oath but there is a dispute between the parties. The written representations procedure, because it allows no oral discussion or representations, is inappropriate.

3. Inquiry

H. FULL STATEMENT OF CASE

see 'Appeal Documents' section

Do you have a separate list of appendices to accompany your full statement of case? Yes No

see 'Appeal Documents' section

(a) Do you intend to submit a planning obligation (a section 106 agreement or a unilateral undertaking) with this appeal? (Please attach draft version if available) Yes No

(b) Have you made a costs application with this appeal? Yes No

I. (part one) SITE OWNERSHIP CERTIFICATES

Which certificate applies?

CERTIFICATE A

I certify that, on the day 21 days before the date of this appeal, nobody, except the appellant, was the owner of any part of the land to which the appeal relates;

CERTIFICATE B

I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner of any part of the land to which the appeal relates, as listed below:

Owner's Name:	4 Manor Road Ltd
Address at which notice was served:	9 Donnignton Park, 85 Birdham Road, Chichester, PO20 7AJ
Date the notice was served:	06/12/2019
Owner's Name:	Mr K Symes
Address at which notice was served:	2 Braemar Cottages, 6 Manor Road, Teddington Tw11 8BG
Date the notice was served:	06/12/2019
Owner's Name:	Teddington Intervest Ltd
Address at which notice was served:	No 6, 3rd Floor, Qwomar Trading Building, Road Town, Tortola, British Virgin Island
Date the notice was served:	06/12/2019

Owner's Name: Ms S Dymat
Address at which notice was served: Flat 2, 4 Manor Road, Teddington, TW11 8BG
Date the notice was served: 06/12/2019

Owner's Name: Mr E and Mr J Cutts
Address at which notice was served: 69 Marlow Road, Towcester, NN12 6AR
Date the notice was served: 06/12/2019

Owner's Name: Mrs L Fardon
Address at which notice was served: 4 Manor Road, Teddington, TW11 8BG
Date the notice was served: 06/12/2019

Owner's Name: Mr and Mrs T Mulligan
Address at which notice was served: 4 Manor Road, Teddington, TW11 8BG
Date the notice was served: 06/12/2019

Owner's Name: Ms S White and Mr N Davies
Address at which notice was served: 4 Manor Road, Teddington, TW11 8BG
Date the notice was served: 06/12/2019

Owner's Name: Mr and Mrs M Stallwood
Address at which notice was served: 16 Radnor Close, Henley
Date the notice was served: on-Thames RG9 2DA - 06/12/2019

CERTIFICATE C and D

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D and attach it below.

I. (part two) AGRICULTURAL HOLDINGS

We need to know whether the appeal site forms part of an agricultural holding.

- (a) None of the land to which the appeal relates is, or is part of, an agricultural holding.
- (b)(i) The appeal site is, or is part of, an agricultural holding, and the appellant is the sole agricultural tenant.
- (b)(ii) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as listed below.

J. SUPPORTING DOCUMENTS

01. A copy of the original application form sent to the LPA.
02. A copy of the site ownership certificate and agricultural holdings certificate submitted to the LPA at application stage (if these did not form part of the LPA's planning application form).
03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application.
04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.
05. (a) Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
05. (b) A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.
- 05.(c) A list of all plans, drawings and documents upon which the LPA made their decision.
06. (a) Copies of any additional plans, drawings and documents sent to the LPA but which did not

form part of the original application.

06. (b) A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.
07. A copy of the design and access statement sent to the LPA (if required).
08. A copy of a draft statement of common ground if you have indicated the appeal should follow the hearing or inquiry procedure.
09. (a) Additional plans, drawings or documents relating to the application but not previously seen by the LPA. Acceptance of these will be at the Inspector's discretion.
09. (b) A list of all plans and drawings (stating drawing numbers) submitted but not previously seen by the LPA.
10. Any relevant correspondence with the LPA. Including any supporting information submitted with your application in accordance with the list of local requirements.
11. If the appeal is against the LPA's refusal or failure to approve the matters reserved under an outline permission, please enclose:
- (a) the relevant outline application;
- (b) all plans sent at outline application stage;
- (c) the original outline planning permission.
12. If the appeal is against the LPA's refusal or failure to decide an application which relates to a condition, we must have a copy of the original permission with the condition attached.
13. A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA).
14. If the appeal is against the LPA's refusal or failure to decide an application because of a dispute over local list documentation, a copy of the letter sent to the LPA which explained why the document was not necessary and asked the LPA to waive the requirement that it be provided with the application.

K. OTHER APPEALS

Have you sent other appeals for this or nearby sites to us which have not yet been decided? Yes No

Please give details, including our reference number(s), if known.

An Appeal has been submitted on behalf of the applicant against the non-determination of planning application Reference 18/4156/FUL. The reference of this Appeal is not yet known. The appellant is seeking to con-join both appeals.

L. CHECK SIGN AND DATE

(All supporting documents must be received by us within the time limit)

I confirm that all sections have been fully completed and that the details are correct to the best of my knowledge.

I confirm that I will send a copy of this appeal form and supporting documents (including the full statement of case) to the LPA today.

Signature

Ms Mary Power

Date

06/12/2019 15:02:17

Name

Ms Mary Power

On behalf of

co Agent co Agent co Agent

The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 2018. Further information about our Data Protection policy can be found on our website under Privacy Statement.

M. NOW SEND

Send a copy to the LPA

Send a copy of the completed appeal form and any supporting documents (including the full statement of case) not previously sent as part of the application to the LPA. If you do not send them a copy of this form and documents, we may not accept your appeal.

To do this by email:

- open and save a copy of your appeal form
- locating your local planning authority's email address:
<https://www.gov.uk/government/publications/sending-a-copy-of-the-appeal-form-to-the-council>
- attaching the saved appeal form including any supporting documents

To send them by post, send them to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA).

When we receive your appeal form, we will write to you letting you know if your appeal is valid, who is dealing with it and what happens next.

You may wish to keep a copy of the completed form for your records.

N. APPEAL DOCUMENTS

We will not be able to validate the appeal until all the necessary supporting documents are received.

Please remember that all supporting documentation needs to be received by us within the appropriate deadline for the case type. Please ensure that any correspondence you send to us is clearly marked with the appeal reference number.

You will not be sent any further reminders.

The documents listed below were uploaded with this form:

Relates to Section:	FULL STATEMENT OF CASE
Document Description:	A copy of the full statement of case.
File name:	Final SoC 15 Units with Appendices - 6 Dec 2019.pdf
Relates to Section:	FULL STATEMENT OF CASE
Document Description:	A separate list of appendices to accompany your full statement of case
File name:	Statement of Case Appendices.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	01. A copy of the original application sent to the LPA.
File name:	1. Application Form Submitted 13th June.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application.
File name:	3. 4 & 6 Manor Road - Validation Letter - 27th June.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.
File name:	4. Existing Site Plan.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	05.a. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
File name:	4420_3_04_-_6 Manor Road - Existing Plans.pdf
File name:	4420_3_05_-_6 manor Road - Existing Section and Elevations.pdf
File name:	Application Form Submitted 13th June.pdf
File name:	Sunlight Daylight and Overshadowing Report Reduced.pdf
File name:	4707_3_71_-_Construction Site Layout (002).pdf
File name:	Heritage Statement 3 Jun_Part1.pdf
File name:	4707_3_70_-_Existing Building Showing Flood Levels.pdf
File name:	4707 Construction Method Statement (002).pdf
File name:	4707_3_61_-_South Elevations.pdf
File name:	Flood Risk Assessment_Part2.pdf
File name:	4707 - Design and Access Statement - 09 June_Part12.pdf
File name:	4707_3_62_-_North Elevations (003).pdf
File name:	4707 - Design and Access Statement - 09 June_Part15.pdf
File name:	Heritage Statement 3 Jun_Part2.pdf
File name:	4707_3_65_-_Contextual Sections.pdf
File name:	4707 - Design and Access Statement - 09 June_Part3.pdf

File name: Planning and Consultation Statement 13th Jun copy.pdf
File name: 4707 - Design and Access Statement - 09 June_Part1.pdf
File name: 4707 - Design and Access Statement - 09 June_Part5.pdf
File name: Heritage Statement 3 Jun_Part3.pdf
File name: 4707 - Design and Access Statement - 09 June_Part7.pdf
File name: 4420_3_08_-_4 Manor Road - Existing North Elevation.pdf
File name: 4707_3_72_-_Site Location Plan copy.pdf
File name: 4707 - Design and Access Statement - 09 June_Part10.pdf
File name: 4420_3_10_-_4 Manor Road - Existing East and West Elevations.pdf
File name: 4707 - Design and Access Statement - 09 June_Part6.pdf
File name: Flood Risk Assessment_Part1.pdf
File name: 4707 - Design and Access Statement - 09 June_Part9.pdf
File name: Sequential Test_FINAL (incl Attachments).pdf
File name: 4707_3_50_-_Site and Context Plan.pdf
File name: 4707 - Design and Access Statement - 09 June_Part4.pdf
File name: Sequential Test_FINAL (incl Attachments)_Part2.pdf
File name: 4707_3_54_-_Third Floor + Roof Plans.pdf
File name: Transport Statement_Part2.pdf
File name: 4707_3_51_-_Basement Parking Plan.pdf
File name: 4420_3_07_-_4 Manor Road - Existing Roof Plan.pdf
File name: Transport Statement_Part1.pdf
File name: Sequential Test_FINAL (incl Attachments)_Part1.pdf
File name: 4707_3_53_-_First + Second Floor Plans.pdf
File name: Sunlight Daylight and Overshadowing Report .pdf
File name: 4707_3_52_-_Ground Floor Plan.pdf
File name: 4707_3_60_-_East and West Elevations.pdf
File name: 4707 - Design and Access Statement - 09 June_Part2.pdf
File name: 4707_3_32_-_Section A.pdf
File name: 4707 - Design and Access Statement - 09 June_Part14.pdf
File name: 4707 - Design and Access Statement - 09 June_Part8.pdf
File name: Heritage Statement 3 Jun_Part4.pdf
File name: 4707 - Design and Access Statement - 09 June_Part13.pdf
File name: 4707 - Design and Access Statement - 09 June_Part11.pdf
File name: Transport Statement.pdf
File name: 4420_3_03_-_Existing Site Plan.pdf
File name: 4420_3_06_-_4 Manor Road - Existing Basement.pdf
File name: Energy Strategy Report.pdf
File name: CIL Form copy.pdf
File name: Cover Letter 13th June copy.pdf
File name: Flood Risk Assessment_Part3.pdf
File name: Sustainability Checklist.pdf
File name: Landscape Design.pdf
File name: Flood Risk Assessment.pdf
File name: 4420_3_09_-_4 Manor Road - Existing South Elevation.pdf
File name: Heritage Statement 3 Jun_Part5.pdf
File name: Tree Report Jan 2016.pdf

Relates to Section: SUPPORTING DOCUMENTS

Document Description: 05.b. A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.

File name: 5b. List of Application Documents Submitted.pdf

Relates to Section: SUPPORTING DOCUMENTS

Document Description: 06.a. Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application (e.g. drawings for illustrative purposes).

File name: RespLPA 13 March 2017 .pdf

File name: Highways Markup Plan.pdf

File name:	Viability Cover Letter 13th June copy.pdf
File name:	Viability Report Appendices May 2016 copy.pdf
File name:	Viability Report May 2016 copy.pdf
File name:	BVA Letter 27 07 17 Attachments.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	06.b. A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.
File name:	6b. List of Application Documents Submitted After Submission.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	07. A copy of the design and access statement sent to the LPA.
File name:	4707 - Design and Access Statement - 09 June_Part8.pdf
File name:	4707 - Design and Access Statement - 09 June_Part6.pdf
File name:	4707 - Design and Access Statement - 09 June_Part11.pdf
File name:	4707 - Design and Access Statement - 09 June_Part12.pdf
File name:	4707 - Design and Access Statement - 09 June_Part1.pdf
File name:	4707 - Design and Access Statement - 09 June_Part7.pdf
File name:	4707 - Design and Access Statement - 09 June_Part10.pdf
File name:	4707 - Design and Access Statement - 09 June_Part15.pdf
File name:	4707 - Design and Access Statement - 09 June_Part3.pdf
File name:	4707 - Design and Access Statement - 09 June_Part5.pdf
File name:	4707 - Design and Access Statement - 09 June_Part4.pdf
File name:	4707 - Design and Access Statement - 09 June_Part9.pdf
File name:	4707 - Design and Access Statement - 09 June_Part14.pdf
File name:	4707 - Design and Access Statement - 09 June_Part2.pdf
File name:	4707 - Design and Access Statement - 09 June_Part13.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	08. A copy of a draft statement of common ground.
File name:	Draft SOCG 15 Apartments 6 December 2019.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	10. Any relevant correspondence with the LPA, including any supporting information submitted with your application in accordance with the list of local requirements.
File name:	RBRUT Email Correspondence 11 November 2019.pdf
File name:	SGS Backland Email 7 March 2017.pdf
File name:	SGS September 2017- June 2018.pdf
File name:	EoT 4-6 Manor Road - 7 Oct 2019.pdf
Completed by	MS MARY POWER
Date	06/12/2019 15:02:17