

Our Ref: 06/1437/HOT  
Appeal Ref: APP/L5810/A/06/2030785/NWF

Contact: Mrs I Constable  
Direct dial: 020 8891 7467

Aidee Bonilla Loaiza  
63 Collingwood Close  
Twickenham  
TW2 7AE

20 December 2006

Dear Ms Loaiza

**Town and Country Planning Act 1990**  
**Planning Appeal: 63 Collingwood Close, Twickenham**

As required I enclose the questionnaire for this appeal duly completed together with relevant documentation.

If you have any queries relating to this appeal please contact the telephone number given above.

Yours sincerely

Paul Freer  
Team Leader (Appeals and Enforcement)  
Development Control

**Isobel Constable**

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**To:** team6.pinsaapep@oins.gsi.gov.uk  
**Subject:** APP/L5810/A/06/2030785/NWF

FAO Vicky Williams

Please find attached the relevant documents for this appeal as follows:

Questionnaire

1 development plan policy

1 supplementary planning guidance document

1 copy of notification letter to 3rd parties, plus a list of addresses the letter has been sent to

1 planning officer's delegated report



Qnr.63Collingwood  
Close.pdf



UDP Policy  
BLT11.doc



spghouseextension  
s.pdf



63CollingwoodClose  
.Notificatio...



63CollingwoodClose  
.Officer Rep...

Copies of these documents have been printed for dispatch to the appellant.

Please let me know if you have any queries relating to this appeal.

Regards

Isobel Constable  
Planning Support Officer (Appeals and Enforcement)  
Development Control  
London Borough of Richmond upon Thames  
Tel: 020 8891 7467  
i.constable@richmond.gov.uk

# QUESTIONNAIRE (Online Version)

## PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

Appeal Ref:	APP/L5810/A/06/2030785		
Appeal By:	Aidee Bonilla Loaiza		
Address	63 Collingwood Close TWICKENHAM		
Postcode	TW2 7AE	Grid Reference: Easting	5132758
		Northing	1739967

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 Do you agree to the written representations procedure?  YES  NO  
*(An exchange of written statements, which will be studied by the Inspector, prior to visiting the site).*

if NO,  
 Do you wish to be heard by an Inspector at

a) a local inquiry? or  YES  NO  
 b) a hearing?  YES  NO

**Note: If the written procedure is agreed the Inspector will visit the site unaccompanied 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 or other public land?  YES  NO  
 b. Is it essential for the Inspector to enter the site to check measurements or other relevant facts?  YES  NO

If the answer to 2b is YES, please explain:

3 Please provide the name and telephone number of the officer we can contact to make arrangements for the site visit, hearing or inquiry.  
 Name  Phone

4 Does the appeal relate to an application for approval of reserved matters?  YES  NO

5 Was an Article 7 (Regulation 6 for listed building or conservation area consent) certificate submitted with the application? YES NO NA

6 Did you give publicity to the application?  YES  NO  
 – Article 8 of the GDPO 1995  
 – Section 67/73 of the Planning (Listed Buildings & Conservation Areas) Act 1990  
 – Regulation 5 of the Planning (Listed Buildings & Conservation Areas) Regulations 1990

7 Is the appeal site within an approved Green Belt or AONB?  YES  NO  
 Please specify which

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? If YES, please send details.  YES  NO  
*Document provided*

9 a. Are there any other appeals or matters relating to the same site or area still being considered by us or the Secretary of State?  YES  NO  
 If YES, please send details and, where necessary, give our reference numbers.

b. Would the development require the stopping up or diverting of a public right of way? If YES, please provide an extract from the Definitive Map and Statement for the area, and any other details.  YES  NO  
*Document provided*

10 Is the site within a Conservation Area? If YES, please send a plan of the Conservation Area. (If NO, go to Q12.)  YES  NO  
*Document provided*

11 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 Grade I / II\* / II listed building?  YES  NO  
 I  II\*  II

b. Would the proposed development affect the setting of a listed building?  YES  NO  
*Document provided*

If the answer to question 12a or b is YES, please send a copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest. (If NO, go to Q14.) **Date of Listing**

13 Has a grant been made under Sections 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953?  YES  NO

14 a. Would the proposals affect an Ancient Monument (whether scheduled or not)?  YES  NO  
 b. If YES, was English Heritage consulted? Please send a copy of any comments.  YES  NO  
*Document provided*

15 Is any part of the site subject to a Tree Preservation Order?  YES  NO  
 If YES, please send a plan showing the extent of the Order and any relevant details. *Document provided*

16 a. Is the appeal site in or adjacent to or likely to affect an SSSI?  YES  NO  
 If YES, please send the comments of English Nature. *Document provided*

b. Are any protected species likely to be affected by the proposals?  YES  NO  
 If YES, please send details. *Document provided*

17 Copies of the following documents must, if appropriate, be sent with this questionnaire:

- a. Is the development in Schedule 1 or column one of Schedule 2 of the Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999?  
If YES, please indicate which Schedule.  YES  NO  
Sch1 Sch2 col1
- b. Is the development within a 'sensitive area' as defined by regulation 2 of the Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999?  YES  NO
- c. Has a screening opinion been placed on Part 1 of the planning register?  
If YES, please send a copy to us.  YES  NO  
*Document provided*
- d. Has the local planning authority made a Local Development Order under sections 61A to 61C of the Town and Country Planning Act 1990 (as inserted by section 40 of the Planning and Compulsory Purchase Act 2004) relating to the application site?  YES  NO  
*Document provided*
- e. Any comments or directions received from the Secretary of State, other Government Departments or statutory agencies / undertakers whether or not as a result of consultations under the GDPO;  Applies  
*Document provided*
- f. Any representations received as a result of an Article 7 (or Regulation 6) notice;  Applies  
*Document provided*
- g. A copy of any notice published under Article 8 of the GDPO 1995; and/or Section 67/73 of the Planning (Listed Buildings and Conservation Areas) Act 1990; and/or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990;  Applies  
*Document provided*
- h. Any representations received as a result of a notice published under Article 8 and/or Section 67/73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (or Regulation 5);  Applies  
*Document provided*
- i. Details of any other applications or matters you are currently considering relating to the same site;  Applies  
*Document provided*
- j. **For all appeals, including those against non determination, you must provide details of all relevant development plan policies. Each extract must include the front page, the title and date of approval or adoption. Where plans & policies have not been approved or adopted, please give the stage or status of the plan;**  Applies  
*Document provided*
- k. Any supplementary planning guidance, together with its status, that you consider necessary;  Applies  
*Document provided*
- l. Any other relevant information or correspondence you consider we should be aware of;  Applies  
*Document provided*
- m. Please provide us with a list of conditions which you consider should be imposed if planning permission is granted. **You need not submit this with the other questionnaire papers, but it should reach us within 6 weeks from the starting date. Being a questionnaire paper, the list should be submitted separately from your appeal statement.**  Applies  
*Document provided*

18 a. Please include:

- i) a copy of the letter in which you notified people of the appeal;  Document provided
- ii) a list of the people you notified; and  Document provided
- iii) the deadline you gave for their comments to be sent to us. Deadline

b. Copies of the following documents must, if appropriate, be sent with the questionnaire.

- i) representations received from interested parties about the original application;  Applies  
Document provided
- ii) the planning officer's report to committee;  Applies  
Document provided
- iii) any relevant committee minute.  Applies  
Document provided

19 For appeals dealt with by written representations only

Do you intend to send another statement about this appeal?

YES  NO

If NO, please send the following information:-

a. In non-determination cases:

- i) what the decision notice would have said;  Applies  
Document provided
- ii) how the relevant development plan policies relate to the issues of this appeal.  Applies  
Document provided

b. In all cases:

- i) the relevant planning history;  Applies  
Document provided
- ii) any supplementary reasons for the decision on the application;  Applies  
Document provided
- iii) matters which you want the Inspector to note at the site visit.  Applies  
Document provided

20 The Mayor of London cases only

Was it necessary to notify the Mayor of London about the application?

YES  NO

If YES, please send a copy of that notification.

Document provided

Did the Mayor of London issue a direction to refuse planning permission?

YES  NO

If YES, please send a copy of that direction.

Document provided

21 Council's Reference:

I confirm that I have sent a copy of this questionnaire form and relevant documents to the appellant or agent.

Signature  on behalf of  Council

Date sent to us and the appellant

Please tell us of any changes to the information you have given on this form.

Appeal Ref:	APP/L5810/A/06/2030785
Appeal by:	Aidee Bonilla Loaiza
Site Address:	63 Collingwood Close TWICKENHAM TW2 7AE

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 Will Follow By Post *  *****  ** 17j. Details of all relevant development plan policies.  ** 17k. Any supplementary planning guidance, together with its status, that you consider necessary.  ** 18a(i). A copy of the letter in which you notified people of the appeal  ** 18a(ii). A list of the people you notified  ** 18b(ii). The planning officer's report to <del>committee</del></p>	<p>1 1 1 1</p>

Completed By	Isabel Constable	Date	20 December 2006
LPA	Richmond Upon Thames London Borough C		

PLEASE ENSURE THAT A COPY OF THIS SHEET IS ENCLOSED WHEN POSTING THE ABOVE DOCUMENTS TO US.

INFORMATION TO BE SENT WITH PLANNING APPEAL QUESTIONNAIRE

File Number: 06/1437/HOT

P.I.N.S. Reference: APP/L5810/A/06/2030785/NWF

Q10 ~~Conservation Area Plan number~~

Q12.b ~~Listing Description~~

Q15 ~~Tree Preservation Order~~

Q17.d ~~Letters from Statutory Bodies~~

Q17.f ~~Copy of Planning Notice dated:~~

Q17.h ~~Details of other applications currently pending decision~~

Q17..i Relevant UDP policies: BLT 11 ✓

Q17.j Supplementary Planning Guidance (plus status): House exs. ✓

Q17.k ~~Other information~~

Q17.l Conditions

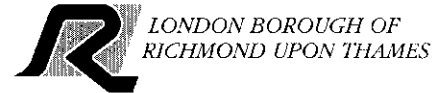
Q18.a i) Letters of notification to third parties ✓  
ii) List of those notified ✓  
iii) Date by which third parties should make representations 17/1/07 ✓

Q18.b i) Number of letters from third parties None ✓

Q18.b ii) Planning officer's report/ ~~Committee report~~ ✓  
iii) ~~Relevant committee minute dated~~



**Environment Directorate**



copy

**PLANNING**

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

The Owner/Occupier  
61 Collingwood Close  
Twickenham  
Middlesex  
TW2 7AE

Contact: Appeals and Enforcement on  
020 8891 7467

E-mail: envprotection@richmond.gov.uk

Our ref: DC/Ms Louisa Sutton  
**Application 06/1437/HOT**

Date: 20 December 2006

Dear Sir/Madam

**Planning Appeal Relating to:**

63 Collingwood Close, Twickenham, Richmond Upon Thames, TW2 7AE

**Proposed Development:**

Loft Conversion With Rear Dormer.

**Appeal By:** Ms Aidee Bonilla Loaiza

**Appeal Start Date:** 6 December 2006

I am writing to let you know that an appeal has been lodged against the refusal of planning permission by this Council. A **Hearing** into the appeal will be held at a date to be decided by the Planning Inspectorate and I will write to you again when that date is known, inviting you to attend if you wish to do so.

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 you wish to withdraw any comments you made or add any comments, you should write (sending three copies of your letter) directly to the **Planning Inspectorate, Room 3/14, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN** quoting reference number **APP/L5810/A/06/2030785/NWF**. The Planning Inspectorate will not acknowledge your letter or send you a copy of the appeal decision letter unless you specifically ask them to do so. They will however, ensure that your letter is passed on to the inspector dealing with the appeal. Please ensure that any representations that you wish to make on the appeal are received by the Planning Inspectorate no later than **17 January 2007**.

The application and appeal documents can be inspected at Environment Reception, 2<sup>nd</sup> Floor, Civic Centre, 44 York Street, Twickenham, during normal office hours.

More information on the appeal process is available from the Planning Inspectorate's web site: [www.planning-inspectorate.gov.uk](http://www.planning-inspectorate.gov.uk).

Yours faithfully

Paul Freer  
Team Leader (Appeals and Enforcement)

Owner/Occupiers at the following addresses were notified of the appeal:

61 Collingwood Close, Twickenham, Middlesex, TW2 7AE,  
65 Collingwood Close, Twickenham, Middlesex, TW2 7AE,  
9 Rodney Road, Twickenham, Middlesex, TW2 7AW,  
7 Rodney Road, Twickenham, Middlesex, TW2 7AW,  
11 Rodney Road, Twickenham, Middlesex, TW2 7AW