

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/20/3260364

A. APPELLANT DETAILS

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

Name	Mr Mayad Rassam
Company/Group Name	Westlake Property Ltd.
Address	325-327 Oldfield Lane North Greenford Middlesex KT12 5LE
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	Mr Ben Murphy
Company/Group Name	DP9
Address	100 Pall Mall London SW1Y 5NQ
Phone number	
Email	
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	19/3352/FUL
Date of the application	14/02/2020

Did the LPA validate and register your application? Yes No

Did the LPA issue a decision? Yes No

Date of LPA's decision

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

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.

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

Area of floor space of proposed development (in square metres)

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

(a) Could the Inspector see the relevant parts of the appeal site sufficiently to judge the proposal from public land? Yes No

(b) Is it essential for the Inspector to enter the site to check measurements or other relevant facts? Yes No

Please explain.

Site is an enclosed vacant yard and the Inspector would benefit from seeing all parts of the site

2. Hearing

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:

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



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

Mr Ben Murphy

Date

30/09/2020 18:07:51

Name

Mr Ben Murphy

On behalf of

Mr Mayad Rassam

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:	47a LMR Appeal Statement FINAL 30092020.pdf
Relates to Section:	FULL STATEMENT OF CASE
Document Description:	A separate list of appendices to accompany your full statement of case
File name:	47a LMR A1 Decision Notice.pdf
File name:	47a LMR A2 Officer Planning Report.pdf
File name:	47a LMR A3 Site Location Plan.pdf
File name:	47a LMR A4 Feltham Appeal Decision.pdf
File name:	47a LMR A5 Chatfield Road Report.pdf
File name:	47a LMR A6 Trewint Street Report.pdf
File name:	47a LMR A7 Design Statement.pdf
File name:	47a LMR A8 Bournemouth Appeal Decision.pdf
File name:	47a LMR A9 LBR Correspondence.pdf
File name:	47a LMR A10 Viability Appraisal.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	01. A copy of the original application sent to the LPA.
File name:	LMR App Form.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:	47a LMR A1 Decision Notice.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:	47a LMR A3 Site Location 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:	1904-LS-15-099_P1 Lower Ground Floor Plan.pdf
File name:	1904-LS-15-101_P1 First Floor Plan.pdf
File name:	1904-LS-15-301_P1 Elevations.pdf
File name:	47A Lower Mortlake Road_Daylight_Sunlight Report - August 2019 Rev 1.pdf
File name:	R01-EH-TS-47a Lower Mortlake Road (191016).pdf
File name:	18180213_Envirosearch Residential_224658940.pdf - 04_07_2018 16_14.pdf
File name:	1904-LS-01-001_P1 Location Plan (1).pdf

File name: 191101_Lower Mortlake Road_DAS-1-15.pdf
File name: 191016 Lower Mortlake Road Energy and Sustainability Strategy.pdf
File name: 1897_Drainage Strategy-1-50.pdf
File name: 191101_Lower Mortlake Co-Living Document_P1.pdf
File name: 47a lower mortlake road cover letter .pdf
File name: 1904-LS-15-102_P1 Second Floor Plan (1).pdf
File name: 1904-LS-15-100_P1 Ground Floor Plan.pdf
File name: 5312_47a Lower Mortlake Road_Richmond_HS_2019.10.11.pdf
File name: 1904-LS-01-010_P1 Existing Site Plan (1).pdf
File name: 191101_Lower Mortlake Road_DAS-16-23.pdf
File name: 191101_Lower Mortlake Road_DAS-36-49.pdf
File name: 1897_Drainage Strategy 50-93.pdf
File name: 1904-LS-10-010_P1 Proposed Site Plan (1).pdf
File name: 1904-LS-01-001_P1 Location Plan.pdf
File name: 14083 - 47a Lower Mortlake Road - Acoustic Report.pdf
File name: CIL Question Mortlake 31.10 final.pdf
File name: 191101_Lower Mortlake Road_DAS-50-65.pdf
File name: 191101_Lower Mortlake Road_DAS-24-35.pdf
File name: PS Appendices 47a LMR FINAL.pdf
File name: 1904-LS-15-103_P1 Roof Plan (1).pdf
File name: 1904-LS-15-300_P1 Elevations (2).pdf
File name: R02-EH-CMS-47a Lower Mortlake Road (191009).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: LMR list for appeal.pdf

Relates to Section: SUPPORTING DOCUMENTS
Document Description: 05.(c) A list of all plans, drawings and documents upon which the LPA made their decision.
File name: LMR list for appeal.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: Affordable Housing Statement.pdf
File name: Savills June 2020 Demand for Co-Living.pdf
File name: Savills June 2020 Sequential Approach to Employment Uses.pdf
File name: 1904-LS-15-101_P2 First Floor Plan.pdf
File name: 1904-LS-15-099_P2 Lower Ground Floor Plan.pdf
File name: 1904-LS-15-100_P2 Ground Floor Plan.pdf
File name: 1904-LS-15-102_P2 Second Floor Plan.pdf
File name: health impact assessment.pdf
File name: Air Assessment.2916.REV1.pdf
File name: 47a LMR - aiams2 070220.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: LMR list for appeal.pdf

Relates to Section: SUPPORTING DOCUMENTS
Document Description: 07. A copy of the design and access statement sent to the LPA.
File name: 191101_Lower Mortlake Road_DAS-36-49.pdf
File name: 191101_Lower Mortlake Road_DAS-24-35.pdf
File name: 191101_Lower Mortlake Road_DAS-16-23.pdf
File name: 191101_Lower Mortlake Road_DAS-50-65.pdf

File name:	191101_Lower Mortlake Road_DAS-1-15.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:	47a LMR A9 LBR Correspondence.pdf
Completed by	MR BEN MURPHY
Date	30/09/2020 18:07:51