

The Planning Inspectorate

LISTED BUILDING CONSENT 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/Y/21/3269769

A. APPELLANT DETAILS

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

Name

Address

Preferred contact method Email Post

B. AGENT DETAILS

Do you have an Agent acting on your behalf? Yes No

Name

Company/Group Name

Address

Phone number

Email

Preferred contact method Email Post

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority

LPA reference number

Date of the application

Did the LPA validate and register your application? Yes No

Did the LPA issue a decision? Yes No

Date of LPA's decision

15/12/2020

D. APPEAL SITE ADDRESS

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

Address

2 Old Palace Place The Green
RICHMOND
TW9 1NQ

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.

One new air conditioning unit to replace existing unit. Single storey rear glass extension. Tanking works to the modern basement slab and retaining walls

F. BUILDING INFORMATION

Please indicate the grade of the building

Grade I

Grade II*

Grade II

Has a grant been made under section 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953? Yes No

G. REASON FOR THE APPEAL

The reason for the appeal is that the LPA has:

1. Refused listed building consent.

2. Granted listed building consent for the development subject to conditions to which you object.

3. Refused to vary a condition(s) in a previous grant of listed building consent.

4. Refused to remove a condition(s) in a previous grant of listed building consent.

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

H. 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.

The application site cannot be seen from any public vantage points, so the Inspector will need access to the site to assess the proposals.

2. Hearing

3. Inquiry

I. FULL STATEMENT OF CASE

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

J. 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 (see 'How To' guidance for a definition) of any part of the building 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 (see 'How To' guidance for a definition) of any part of the building 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.

K. SUPPORTING DOCUMENTS

01. A copy of the 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.
- 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. 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.
- 11. Any relevant correspondence with the LPA.

L. 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.

M. 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

Date

Name

On behalf of

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.

N. 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.

O. 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: | 2021.02.08 Old Palace Place Public Benefits Statement_FINAL.pdf |
| File name: | 2021.02.12 Old Palace Place Heritage Appeal Statement_Final.pdf |
| File name: | Visual - 2 Old Palace Place.jpg |
| File name: | LPA Decision notice - planning.pdf |
| Relates to Section: | SUPPORTING DOCUMENTS |
| Document Description: | 01. A copy of the original application form sent to the LPA. |
| File name: | Application 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, a copy of the LPA's letter in which they acknowledged the application. |
| File name: | LPA Decision notice - listed building consent.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: | Site plan A3- 1256.00.01.Imp.001.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: | Application form.pdf |
| File name: | Site plan A3- 1256.00.01.Imp.001.pdf |
| File name: | Plant noise assessment.pdf |
| File name: | CIL form.pdf |
| File name: | Design and Access statement.pdf |
| File name: | Existing basement floor plan - 1256.01.01.Exg.021.pdf |
| File name: | Existing side elevation - West - 1256.01.01.Exg.062.pdf |
| File name: | Proposed side elevation - West - 1256.03.01.PlN.062.pdf |
| File name: | Existing rear elevation - South - 1256.01.01.Exg.061.pdf |
| File name: | Proposed rear elevation - South - 1256.03.01.PlN.061.pdf |
| File name: | Existing ground floor plan - 1256.01.01.Exg.022.pdf |
| File name: | Location plan - 1256.00.01.Imp.001.pdf |
| File name: | Proposed first floor plan - 1256.03.01.PlN.023.pdf |
| File name: | Existing first floor plan - 1256.01.01.Exg.023.pdf |
| File name: | Proposed tanking details for basement - 1256.03.03.PlN.200.pdf |
| File name: | Proposed ground floor plan - 1256.03.01.PlN.022.pdf |
| File name: | Existing site plan - 1256.01.01.Exg.001.pdf |

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| File name: | Proposed basement plan - 1256.03.01.Pln.021.pdf |
| File name: | Existing basement plan A3 -1256.02.01.Exg.021.pdf |
| File name: | Existing side elevation - West A3 - 1256.01.01.Exg.062.pdf |
| File name: | Existing ground floor plan A3 - 1256.01.01.Exg.022.pdf |
| File name: | Proposed side elevation - West A3 - 1256.03.01.Pln.062.pdf |
| File name: | Existing site plan A3 - 1256.01.01.Exg.001.pdf |
| File name: | Existing first floor plan A3 - 1256.01.01.Exg.023.pdf |
| File name: | Proposed basement plan A3 - 1256.03.01.Pln.021.pdf |
| File name: | Proposed first floor plan A3 - 1256.03.01.Pln.023.pdf |
| File name: | Existing Rear Elevation - South A3 - 1256.01.Exg.061.pdf |
| File name: | Proposed rear elevation - South A3 - 1256.03.01.Pln.061.pdf |
| File name: | Proposed ground floor plan A3 - 1256.03.01.Pln.022.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: | Plan and document list.docx |
| 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: | A list of all plans drawings and documents LPA made their decision.docx |
| Relates to Section: | SUPPORTING DOCUMENTS |
| Document Description: | 07. A copy of the design and access statement sent to the LPA. (Note: this does not apply to applications for conservation area consent). |
| File name: | Design and Access statement.pdf |
| Relates to Section: | SUPPORTING DOCUMENTS |
| Document Description: | 09.a. Copies of additional plans, drawings or documents relating to the application not previously seen by the LPA. Acceptance of these will be at the Inspector's discretion. |
| File name: | Visual - 2 Old Palace Place.jpg |
| Completed by | MRS RACHEL HUMBER |
| Date | 25/02/2021 14:23:47 |