

## The Planning Inspectorate

### CERTIFICATE OF LAWFUL USE OR DEVELOPMENT APPEAL FORM (Online Version)

Appeal Reference: APP/L5810/X/22/3293972

#### A. APPELLANT DETAILS

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

Name	Mr John Fletcher
Address	22 Orchard Road TWICKENHAM TW1 1LY
Email	[REDACTED]
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 Dean Griffiths
Company/Group Name	Astronaut Kawada Architecture
Address	c/o 65 Crane Avenue Isleworth TW7 7JR
Phone number	[REDACTED]
Email	[REDACTED]
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 (if applicable)	21/2697/PS192
Date of the application	20/09/2021
Did the LPA issue a decision?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Date of LPA's decision

15/11/2021

#### D. APPEAL SITE ADDRESS

Is the address of the affected land the same as the appellant's address?

Yes

No

Address

22 Orchard Road  
TWICKENHAM  
TW1 1LY

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. DETAILS OF THE APPEAL

Please give a precise description of the proposed or existing use, operation or activity as outlined in the application in respect of which a certificate is sought.

Existing cellar utility space off Ground FL kitchen to be retained. Proposal to replace ladder access with improved and functional steps.

Select the section under which the application was made:

Section 191

Section 192

Section 26H

In the case of a proposal, had it been started before the application to the LPA was made?

Yes

No

Please state the actual use of the site at the time of application to the LPA. (if not in use, write "nil" and state last known use).

The existing cellar structure sits within the footprint of the single family dwelling and, at time of application, is accessed from the ground floor kitchen via a steep ladder. The actual use of the site at time of application is Single Family Dwelling, as a terraced house. The actual use of the existing cellar within the house is as a utility space, accessed via and connected to the existing kitchen. The cellar provides additional storage for the kitchen, as well as housing the utility meters and related equipment. The existing floor area of the cellar is 2.5m x 1.7m totaling 4.25m<sup>2</sup>, and this will not increase in relation to the proposal.

Is there an effective enforcement notice on the site?

Yes

No

#### F. REASON FOR THE APPEAL

1. Refused/refused in part to grant a certificate of lawful use or development.

2. Failed to give notice of their decision within the appropriate period on an application for a certificate of lawful use or development.

#### 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

2. Hearing

3. Inquiry

#### H. APPEAL STATEMENT

The statement is set out in

see '[Appeal Documents](#)' section

#### I. OTHER APPEALS

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

#### J. SUPPORTING DOCUMENTS

01. The application made to the LPA.

02. (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. Please number them clearly and list the numbers here or on a separate sheet.

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

03. The LPA's decision (if any).

04. All other relevant correspondence with the LPA.

05. 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 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.

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).

06. (b) A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.

#### K. CHECK SIGN AND DATE

(All supporting documents must be received by us within the 8 week 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 grounds of appeal) to the LPA today.

Signature

Mr Dean Griffiths

Date	28/02/2022 22:03:25
Name	Mr Dean Griffiths
On behalf of	Mr John Fletcher

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.

The Planning Inspectorate takes its data protection responsibilities for the information you provide us with very seriously. To find out more about how we use and manage your personal data, please go to our [privacy notice](#).

#### L. NOW SEND

Send a copy to the LPA

Send a copy of the completed appeal form and any supporting documents (including the full grounds of the appeal) not previously sent as part of the application to the LPA.

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.

## M. 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. If forwarding the documents by email, please send to [appeals@planninginspectorate.gov.uk](mailto:appeals@planninginspectorate.gov.uk). If posting, please enclose the section of the form that lists the supporting documents and send it to Initial Appeals, Temple Quay House, 2 The Square, Temple Quay, BRISTOL, BS1 6PN.

You will not be sent any further reminders.

Please ensure that anything you do send by post or email is clearly marked with the reference number.

The documents listed below were uploaded with this form:

Relates to Section:	APPEAL STATEMENT
Document Description:	The Appeal statement.
File name:	20220225_APPEAL statement_appendices.pdf
File name:	20220225_APPEAL statement.pdf
File name:	20220225_Appeal Statement Appendices Documents.zip
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	01. The application made to the LPA.
File name:	Appeal Statement_appendix 1.1_ApplicationForm.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	02.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:	Appeal Statement_appendix 1.2_0097_002_P1_Existing Plans - Cellar Ground First and Loft_A3 size.pdf
File name:	Appeal Statement_appendix 1.3_0097_080_revP1_Location_Block plan_A3 size.pdf
File name:	Appeal Statement_appendix 1.4_0097_20210525_sk8_Proposed_Plans_Ground_review2_A3 size.pdf
File name:	Appeal Statement_appendix 1.12_0097_003.3_revP1_Existing_Sections_B1andE_cellar_A3 size.pdf
File name:	Appeal Statement_appendix 1.14_0097_103.3_revP1_Proposed_Sections_B1andEandF_cellar_A3 size.pdf
File name:	Appeal Statement_appendix 1.13_0097_100.3_revP1_Proposed_Plans_Ground_cellar_A3 size.pdf
File name:	Appeal Statement_appendix 1.9_20210622_basement withdrawal_ufm5.pdf
File name:	Appeal Statement_appendix 1.7_20210603_cellar agreement confirmed.pdf
File name:	Appeal Statement_appendix 1.5_20210526_Lucyposition_202614HOT 22 Orchard Road Twickenham TW1 1LY UPDATE.pdf
File name:	Appeal Statement_appendix 1.6_20210602_response_202614HOT 22 Orchard Road Twickenham TW1 1LY UPDATE.pdf
File name:	Appeal Statement_appendix 1.8_20210622_basement withdrawal_202614HOT .pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	02.b. Copies of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.
File name:	List of Drawings and docs submitted with application.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	03. The LPA's decision
File name:	Appeal Statement_appendix 3.1_20211115_LPAdecisionnotice_cellar_ufm17.pdf

File name:	Appeal Statement_appendix 3.2_20211115_LPAdecisionnotice_cellar_officer report.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	04. All other relevant correspondence with the LPA.
File name:	Appeal Statement_appendix 1.10_20210817_incomplete validation_ufm2.pdf
File name:	Appeal Statement_appendix 1.11_20210922_acknowledgment_dated20.09.21_ufm4.pdf
File name:	Appeal Statement_appendix 3.3_20211123_applicant response to LPA_application 212697PS192 for 22 Orchard Road Twickenham TW1 1LY .pdf
File name:	Appeal Statement_appendix 3.4_20211209_LPA response to decision_application 212697PS192 for 22 Orchard Road Twickenham TW1 1LY .pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	05. 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 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 appellants (if any) edged or shaded blue.
File name:	Appeal Statement_appendix 1.3_0097_080_revP1_Location_Block plan_A3 size.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:	Appeal Statement_appendix 4.3_20210122_1_EoT_requestfrom Lucy_planning officer.pdf
File name:	Appeal Statement_appendix 4.2_20201124_EoT_202614HOT 22 Orchard Road Twickenham.pdf
File name:	Appeal Statement_appendix 3.3_20211123_applicant response to LPA_application 212697PS192 for 22 Orchard Road Twickenham TW1 1LY .pdf
File name:	Appeal Statement_appendix 4.1_20201002_validation acknowledgment_dated02.10.20_ufm24_basement app received.pdf
File name:	Appeal Statement_appendix 4.4_20210122_2_DGresponse_202614HOT 22 Orchard Road Twickenham.pdf
File name:	Appeal Statement_appendix 3.5_20220118_FOI response from LBRuT_Records management.pdf
File name:	Appeal Statement_appendix 4.5_20210526_summary of progress_202614HOT 22 Orchard Road Twickenham TW1 1LY.pdf
File name:	Appeal Statement_appendix 2.1_0097_081_revP1_existing_photos_A3 size.pdf
File name:	Appeal Statement_appendix 3.4_20211209_LPA response to decision_application 212697PS192 for 22 Orchard Road Twickenham TW1 1LY .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:	List of Drawings and docs submitted but not part of original application .pdf
Completed by	MR DEAN GRIFFITHS
Date	28/02/2022 22:03:25