

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/22/3311969

A. APPELLANT DETAILS

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

Name

Company/Group Name

Address

Phone number

Email

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

Your reference

Preferred contact method Email Post

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority	Richmond Upon Thames London Borough Council		
LPA reference number	22/0934/FUL		
Date of the application	21/03/2022		
Did the LPA validate and register your application?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
Did the LPA issue a decision?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
Date of LPA's decision	26/05/2022		

D. APPEAL SITE ADDRESS

Is the address of the affected land the same as the appellant's address?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
Does the appeal relate to an existing property?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
Address	25 Ham Farm Road RICHMOND TW10 5NA		
Is the appeal site within a Green Belt?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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	<input type="checkbox"/> No	<input checked="" type="checkbox"/>

E. DESCRIPTION OF THE DEVELOPMENT

Has the description of the development changed from that stated on the application form?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
Please enter details of the proposed development. This should normally be taken from the planning application form.			
Demolition of existing dwelling house and construction of replacement single storey dwellinghouse and associated hard and soft landscaping			
Area (in hectares) of the whole appeal site [e.g. 1234.56]	0.1 hectare(s)		
Area of floor space of proposed development (in square metres)	167 sq metre(s)		
Does the proposal include demolition of non-listed buildings within a conservation area?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>

F. REASON FOR THE APPEAL

The reason for the appeal is that the LPA has:

1. Refused planning permission for the development.	<input checked="" type="checkbox"/>
2. Refused permission to vary or remove a condition(s).	<input type="checkbox"/>
3. Refused prior approval of permitted development rights.	<input type="checkbox"/>
4. Granted planning permission for the development subject to conditions to which you object.	<input type="checkbox"/>
5. Refused approval of the matters reserved under an outline planning permission.	<input type="checkbox"/>

- 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

Due to the technical nature and complexity of the issues arising from the Council's decision to refuse planning permission, the Appellant requests that this appeal be decided by way of a Hearing. This is to assist the Inspector in their understanding of the principal matters. In accordance with Annexe K of the Planning Inspectorate's Procedural Guidance to Planning Appeals, we set our reasons below.

- The unique personal circumstances of the Appellants, specifically their need for specialist housing for wheelchair users are at issue. The Inspector's assessment of this matter will be aided considerably by them having the benefit of hearing directly from the Appellants and ask questions of them.
- The Inspector will also be aided by hearing evidence directly from HCUK who can assist in the understanding of the heritage aspects of the Refused Scheme. Again, the Inspector's assessment of this matter will be aided considerably by them having the benefit of hearing directly from HCUK and ask questions of their evidence.

The Appellants and Peacock + Smith are firmly of the opinion that, due to its limitations, the written representations procedure would not allow for a proper or satisfactory disposal of this appeal and as such, the Planning Inspectorate is respectfully requested to allocate the hearing procedure.

- 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

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.

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](#).

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:	Appendixes 10 - 12.pdf
File name:	Appendices 1 - 6.pdf
File name:	Appendices 7 - 9.pdf
File name:	Statement of Case_Ham Farm Road FINAL.pdf
Relates to Section:	FULL STATEMENT OF CASE
Document Description:	A separate list of appendixes to accompany your full statement of case
File name:	List of Appendixes.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	01. A copy of the original application sent to the LPA.
File name:	FULL Application Form_25 Ham Farm Road.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:	ufm15_FUL_REFUSED_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:	2103_S,01_LOCATION PLAN.pdf
File name:	2103_P,01_PROP 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:	42. CIL Form.pdf
File name:	22. 2103_P.14_GARDEN ROOM.pdf
File name:	41. Viability Statement_25 Ham Farm Road_March 2022.pdf
File name:	34. hqm-rating_53277_22_2_2022 10_02_23.pdf
File name:	10. 2103_P,02_PROP GF PLAN_ @ A3 and A1.pdf
File name:	3. 2103_EX,02_EX GF PLAN_ @ A3 and A1.pdf
File name:	7. 2103_EX,06_EX SECTIONS 01_ @ A3 and A1.pdf
File name:	5. 2103_EX,04_EX ELEVATIONS 01_ @ A3 and A1.pdf
File name:	11. 2103_P,03_PROP ROOF PLAN_ @ A3 and A1.pdf
File name:	4. 2103_EX,03_EX ROOF PLAN_ @ A3 and A1.pdf
File name:	8. 2103_EX,07_EX SECTIONS 02_ @ A3 and A1.pdf
File name:	18. 2103_P.10_PROP EXTERNAL LIGHTING PLAN_ @ A3 and A1.pdf

File name:	2. 2103_EX,01_EX SITE PLAN_ @ A3 and A1.pdf
File name:	14. 2103_P,06_PROP SECTIONS 01_ @ A3 and A1.pdf
File name:	6. 2103_EX,05_EX ELEVATIONS 02_ @ A3 and A1.pdf
File name:	35. 25 Ham Farm sustainable_construction_checklist_2020 R1.pdf
File name:	15. 2103_P,07_PROP SECTIONS 02_ @ A3 and A1.pdf
File name:	36. 25 Ham Farm Road Actual SAP Worksheet.pdf
File name:	13. 2103_P,05_PROP ELEVATIONS 02_ @ A3 and A1.pdf
File name:	9. 2103_P,01_PROP SITE PLAN_ @ A3 and A1.pdf
File name:	17. 2103_P.09_PROP LANDSCAPE PLAN_ @ A3 and A1.pdf
File name:	16. 2103_P.08_EX LANDSCAPE PLAN_ @ A3 and A1.pdf
File name:	24. Planning Statement Appendix A.pdf
File name:	1. 2103_S,01_LOCATION PLAN @ A3.pdf
File name:	32. Energy Statement 25 Ham Farm Road.pdf
File name:	12. 2103_P,04_PROP ELEVATIONS 01_ @ A3 and A1.pdf
File name:	39. V1 25 Ham Farm Road Biodiversity Net Gain Report.pdf
File name:	30. 8860-D-AIA - 25 Ham Farm Road, London - Rev A.pdf
File name:	21. 2103_P.13_PROP 3D INTERNAL COURTYARD VIEW_03__compressed.pdf
File name:	33. Assessment_53277_29179.pdf
File name:	23. 25 Ham Farm Road_Planning Statement_180322.pdf
File name:	19. 2103_P.11_PROP 3D EXTERNAL STREET VIEW_01__compressed.pdf
File name:	20. 2103_P.12_PROP 3D EXTERNAL REAR GARDEN VIEW_02__compressed.pdf
File name:	27. BUILDING SURVEY_Ham Farm Road (25)_30.06.2021_SL.pdf
File name:	38. V2 Ham Farm Road PEA Report.pdf
File name:	29. 8860 - AIA - 25 Ham Farm Road, London - Rev A.pdf
File name:	28. ACCESS AUDIT REPORT 25 Ham Farm Road, TW10 5NA.pdf
File name:	31. CMS - 25 Ham Farm Road.pdf
File name:	26. 2022.03.08 25 Ham Farm Road_Richmond_Heritage Statement_v.2.pdf
File name:	37. 25 Ham Farm Road Garden Design Statement.pdf
File name:	25. 2103_2022-02-28_DAS_compressed.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.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:	5c.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:	1. Heritage Rebuttal, prepared by HCUK Group.pdf
File name:	2. Response to Objections, prepared by Peacock + Smith.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.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	07. A copy of the design and access statement sent to the LPA.
File name:	2103_2022-02-28_DAS_compressed.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	08. A copy of a draft statement of common ground.

File name:	Draft SoCG Ham Farm Road_251122.docx
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:	5. BCIS Building Costs Per Metre Squared Study.pdf
File name:	2. 2103_2022-02-28_FIRE STATEMENT @ A3.pdf
File name:	9. Heritage Appeal Statement APPENDIX 3 - Bohm vs SSCG 2017 judgement.pdf
File name:	10. Heritage Appeal Statement APPENDIX 4 - Historic England Advice Report on 25 Ham Farm Road - 06 December 2021.pdf
File name:	6. Outline Sustainable Drainage Strategy.pdf
File name:	4. Ham Farm Road - Viability Report - Appended.pdf
File name:	7. Heritage Appeal Statement.pdf
File name:	1. 25 Ham Farm Road Bat Report V1 2022.pdf
File name:	3. 8860 - 25 Ham Farm Road, Richmond (Rebuttal to Reason for Refusal) - Trees.pdf
File name:	8. Heritage Appeal Statement APPENDIX 2 - 2022.03.08 25 Ham Farm Road_Richmond_Heritage Statement_v.2.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	09.b. A list of all plans and drawings (stating drawing numbers) submitted but not previously seen by the LPA.
File name:	9b.pdf
Completed by	MISS BRIENNE FOSTER
Date	25/11/2022 15:24:52