

Application for Outline Planning Permission with some matters reserved

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Former Stag Brewery

Address Line 1

Lower Richmond Road

Address Line 2

Mortlake

Address Line 3

Town/city

London

Postcode

SW14 7ET

Description of site location must be completed if postcode is not known:

Easting (x)

520492

Northing (y)

176013

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

Description of the Proposal

Please indicate all those matters for which approval is sought as part of this outline application (tick all that apply)

- Access
- Appearance
- Landscaping
- Layout
- Scale

Note: if this application is approved, the matters not determined as part of this application will need to be the subject of an "Application for approval of reserved matters" before the development may proceed.

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe the proposed development

"Hybrid application to include the demolition of existing buildings to allow for comprehensive phased redevelopment of the site:

Planning permission is sought in detail for works to the east side of Ship Lane which comprise:

- a) Demolition of existing buildings (except the Maltings and the façade of the Bottling Plant and former Hotel), walls, associated structures, site clearance and groundworks
- b) Alterations and extensions to existing buildings and erection of buildings varying in height from 3 to 9 storeys plus a basement of one to two storeys below ground
- c) Residential apartments
- d) Flexible use floorspace for:
 - i. Retail, financial and professional services, café/restaurant and drinking establishment uses
 - ii. Offices
 - iii. Non-residential institutions and community use
 - iv. Boathouse
- e) Hotel / public house with accommodation
- f) Cinema
- g) Offices
- h) New pedestrian, vehicle and cycle accesses and internal routes, and associated highway works
- i) Provision of on-site cycle, vehicle and servicing parking at surface and basement level
- j) Provision of public open space, amenity and play space and landscaping
- k) Flood defence and towpath works
- l) Installation of plant and energy equipment.

Planning permission is also sought in outline with all matters reserved for works to the west of Ship Lane which comprise:

- "a) The erection of a single storey basement and buildings varying in height from 3 to 8 storeys
- b) Residential development
- c) Provision of on-site cycle, vehicle and servicing parking
- d) Provision of public open space, amenity and play space and landscaping
- e) New pedestrian, vehicle and cycle accesses and internal routes, and associated highways works."

Has the work already been started without planning permission?

- Yes
- No

Site Area

What is the measurement of the site area? (numeric characters only).

9.25

Unit

Hectares

Site information

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered"

TGL306471

Energy Performance Certificate Number

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

Yes

No

Public/Private Ownership

What is the current ownership status of the site?

Public

Private

Mixed

Further information about the Proposed Development

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Are the proposals eligible for the 'Fast Track Route' based on the affordable housing threshold and other criteria?

Yes

No

Do the proposals cover the whole existing building(s)?

Yes

No

Current lead Registered Social Landlord (RSL)

If the proposal includes affordable housing, has a Registered Social Landlord been confirmed?

If the proposal does not include affordable housing, select 'No'.

Yes

No

Details of building(s)

Please add details for each new separate building(s) being proposed (all fields must be completed). Please only include existing building(s) if they are increasing in height as part of the proposal.

Building reference:

Building 1

Maximum height (Metres):

23.95

Number of storeys:

4

Building reference:

Building 10

Maximum height (Metres):

328.28

Number of storeys:

6

Building reference:

Building 11

Maximum height (Metres):

34.93

Number of storeys:

8

Building reference:

Building 12

Maximum height (Metres):

34.93

Number of storeys:

8

Building reference:

Building13

Maximum height (Metres):

28.6

Number of storeys:

6

Building reference:

Building 14

Maximum height (Metres):

28.6

Number of storeys:

6

Building reference:

Building 15

Maximum height (Metres):

36.6

Number of storeys:

8

Building reference:

Building 16

Maximum height (Metres):

28.6

Number of storeys:

6

Building reference:

Building 17

Maximum height (Metres):

32.6

Number of storeys:

7

Building reference:

Building 18

Maximum height (Metres):

28.6

Number of storeys:

6

Building reference:

Building 19

Maximum height (Metres):

22.6

Number of storeys:

4

Building reference:

Building 2

Maximum height (Metres):

40.43

Number of storeys:

9

Building reference:

Building 20

Maximum height (Metres):

18.67

Number of storeys:

3

Building reference:

Building 21

Maximum height (Metres):

18.67

Number of storeys:

3

Building reference:

Building 3

Maximum height (Metres):

27.93

Number of storeys:

6

Building reference:

Building 4

Maximum height (Metres):

32.85

Number of storeys:

8

Building reference:

Building 5

Maximum height (Metres):

19.9

Number of storeys:

3

Building reference:

Building 6

Maximum height (Metres):

24.98

Number of storeys:

5

Building reference:

Building 7

Maximum height (Metres):

40.43

Number of storeys:

9

Building reference:

Building 8

Maximum height (Metres):

38.23

Number of storeys:

9

Building reference:

Building 9

Maximum height (Metres):

24.98

Number of storeys:

5

Loss of garden land

Will the proposal result in the loss of any residential garden land?

Yes

No

Projected cost of works

Please provide the estimated total cost of the proposal

Over £100m

Vacant Building Credit

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Does the proposed development qualify for the vacant building credit?

Yes

No

Superseded consents

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Does this proposal supersede any existing consent(s)?

Yes

No

Development Dates

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Please add the expected commencement and completion dates for all phases of the proposed development. If the entire development is to be completed in a single phase, state in the 'Phase Detail' that it covers the 'Entire Development'.

Phase Detail:

Phase 2

When are the building works expected to commence?:

2026-01

When are the building works expected to be complete?:

2029-01

Phase Detail:

Phase 3

When are the building works expected to commence?:

2027-09

When are the building works expected to be complete?:

2029-08

Phase Detail:

Phase 4

When are the building works expected to commence?:

2028-05

When are the building works expected to be complete?:

2029-11

Phase Detail:

Demolition

When are the building works expected to commence?:

2023-03

When are the building works expected to be complete?:

2023-10

Phase Detail:

Basement

When are the building works expected to commence?:

2024-03

When are the building works expected to be complete?:

2026-07

Phase Detail:

Phase 1

When are the building works expected to commence?:

2024-03

When are the building works expected to be complete?:

2027-07

Scheme and Developer Information

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Scheme Name

Does the scheme have a name?

- Yes
 No

Please enter the scheme name

Stag Brewery

Developer Information

Has a lead developer been assigned?

- Yes
 No

Please enter the company name

Reselton Properties Limited

Is the lead developer a registered company in the UK?

- Yes
 Registered in another country
 No

Please provide registered company number (at Companies House)

117101

Existing Use

Please describe the current use of the site

Partially vacant (west side); partially in temporary filming use; and sports pitch use.

Is the site currently vacant?

- Yes
 No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

Yes

No

Land where contamination is suspected for all or part of the site

Yes

No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes

No

Existing and Proposed Uses

Please note: This question contains additional requirements specific to applications within the Greater London area.

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Please add details of the Gross Internal Area (GIA) for all current uses and how this will change based on the proposed development. Details of the floor area for any proposed new uses should also be added.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these, select 'Other' and specify the use where prompted. [View further information on Use Classes](#). Multiple 'Other' options can be added to cover each individual use.

Use Class:

C1 - Hotels and halls of residence

Existing gross internal floor area (square metres):

0

Gross internal floor area lost (including by change of use) (square metres):

0

Gross internal floor area gained (including change of use) (square metres):

1765

Use Class:

C3 - Dwellinghouses

Existing gross internal floor area (square metres):

0

Gross internal floor area lost (including by change of use) (square metres):

0

Gross internal floor area gained (including change of use) (square metres):

111370

Use Class:

OTHER

Other (Please specify):

Flexible Use

Existing gross internal floor area (square metres):

0

Gross internal floor area lost (including by change of use) (square metres):

0

Gross internal floor area gained (including change of use) (square metres):

4784

Use Class:

SG - Sui Generis

Existing gross internal floor area (square metres):

0

Gross internal floor area lost (including by change of use) (square metres):

0

Gross internal floor area gained (including change of use) (square metres):

1606

Use Class:

OTHER

Other (Please specify):

Car Parking

Existing gross internal floor area (square metres):

0

Gross internal floor area lost (including by change of use) (square metres):

0

Gross internal floor area gained (including change of use) (square metres):

25005

Use Class:

OTHER

Other (Please specify):

Class E Office

Existing gross internal floor area (square metres):

0

Gross internal floor area lost (including by change of use) (square metres):

0

Gross internal floor area gained (including change of use) (square metres):

4468

Use Class:

B2 - General industrial

Existing gross internal floor area (square metres):

35402

Gross internal floor area lost (including by change of use) (square metres):

35402

Gross internal floor area gained (including change of use) (square metres):

0

**Total Existing gross internal
floorspace (square metres)**

35402

**Gross internal floor area lost (including by
change of use) (square metres)**

35402

**Gross internal floor area gained (including
change of use) (square metres)**

149713

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

Yes

No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes

No

Are there any new public roads to be provided within the site?

Yes

No

Are there any new public rights of way to be provided within or adjacent to the site?

Yes

No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes

No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

Please see submitted drawings, Transport Assessment, and associated appendices.

Vehicle Parking

Please note: This question contains additional requirements specific to applications within Greater London.

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[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

Yes

No

Please provide the number of existing and proposed parking spaces.

Vehicle Type:

Cars

Existing number of spaces:

130

Total proposed (including spaces retained):

451

Difference in spaces:

321

Vehicle Type:

Motorcycles

Existing number of spaces:

0

Total proposed (including spaces retained):

43

Difference in spaces:

43

Vehicle Type:

Disability spaces

Existing number of spaces:

0

Total proposed (including spaces retained):

50

Difference in spaces:

50

Vehicle Type:

Cycle spaces

Existing number of spaces:

0

Total proposed (including spaces retained):

2525

Difference in spaces:

2525

Vehicle Type:

Other

Other (please specify):

HGV bays

Existing number of spaces:

48

Total proposed (including spaces retained):

6

Difference in spaces:

-42

Please note that car parking spaces and disabled persons parking spaces should be recorded separately unless its residential off-street parking which should include both.

Electric vehicle charging points

Please note: This question is specific to applications within the Greater London area.

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Do the proposals include electric vehicle charging points and/or hydrogen refuelling facilities?

Yes

No

Please add details of the charging points:

Charging point type:

Fast charging points (7-22 kw)

Active charging points:

101

Passive charging points:

400

Total charging points

Active

Passive

101

400

Materials

Does the proposed development require any materials to be used externally?

Yes

No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Roof

Existing materials and finishes:

Please see submitted drawings, design and access statement, and other documentation.

Proposed materials and finishes:

Please see submitted drawings, design and access statement, and other documentation.

Type:

Windows

Existing materials and finishes:

Please see submitted drawings, design and access statement, and other documentation.

Proposed materials and finishes:

Please see submitted drawings, design and access statement, and other documentation.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Please see submitted drawings, design and access statement, and other documentation.

Proposed materials and finishes:

Please see submitted drawings, design and access statement, and other documentation.

Type:

Vehicle access and hard standing

Existing materials and finishes:

Please see submitted drawings, design and access statement, and other documentation.

Proposed materials and finishes:

Please see submitted drawings, design and access statement, and other documentation.

Type:

Lighting

Existing materials and finishes:

Please see submitted drawings, design and access statement, and other documentation.

Proposed materials and finishes:

Please see submitted drawings, design and access statement, and other documentation.

Type:

Walls

Existing materials and finishes:

Please see submitted drawings, design and access statement, and other documentation.

Proposed materials and finishes:

Please see submitted drawings, design and access statement, and other documentation.

Type:

Doors

Existing materials and finishes:

Please see submitted drawings, design and access statement, and other documentation.

Proposed materials and finishes:

Please see submitted drawings, design and access statement, and other documentation.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

Please see submitted drawings, design and access statement, and other documentation.

Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

Septic tank

Package treatment plant

Cess pit

Other

Unknown

Are you proposing to connect to the existing drainage system?

Yes

No

Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

Refer to the Drainage Strategy

Water management

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Please state the expected percentage reduction of surface water discharge (for a 1 in 100-year rainfall event) from the proposal

95

percent

Are Green Sustainable Drainage Systems (SuDS) incorporated into the drainage design for the proposal?

Yes

No

Please state the expected internal residential water usage of the proposal

105.00

litres per person per day

Does the proposal include the harvesting of rainfall?

Yes

No

Does the proposal include re-use of grey water?

Yes

No

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- Yes
 No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes
 No

Will the proposal increase the flood risk elsewhere?

- Yes
 No

How will surface water be disposed of?

- Sustainable drainage system
 Existing water course
 Soakaway
 Main sewer
 Pond/lake

Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes
 No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Open and Protected Space

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Open Space

Will the proposed development result in the loss, gain or change of use of any open space?

- Yes
 No

Loss/Gain/Change of use:

Gain

Open Space Designation:

Other

Open Space Type:

Amenity

Area:

17904.00

Unit:

Square metres

Description:

Public open space

Access type:

Unrestricted

Will land swap apply?:

No

Loss/Gain/Change of use:

Gain

Open Space Designation:

Other

Open Space Type:

Amenity

Area:

7693.00

Unit:

Square metres

Description:

Courtyard

Access type:

Unrestricted

Will land swap apply?:

No

Loss/Gain/Change of use:

Gain

Open Space Designation:

Other

Open Space Type:

Amenity

Area:

5967.00

Unit:

Square metres

Description:

Private gardens- associated with the townhouses

Access type:

Restricted

Will land swap apply?:

No

Protected Space

Will the proposed development result in the loss, gain or change of use of a site protected with a nature designation?

- Yes
 No

Waste and recycling provision

Please note: This question contains additional requirements specific to applications within the Greater London area. The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

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Does every unit in this proposal (residential and non-residential) have dedicated internal and external storage space for dry recycling, food waste and residual waste?

- Yes
 No

Residential Units

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Residential Units to be lost

Does this proposal involve the loss or replacement of any self-contained residential units or student accommodation (including those being rebuilt)?

- Yes
 No

Residential Units to be added

Does this proposal involve the addition of any self-contained residential units or student accommodation (including those being rebuilt)?

- Yes
 No

Residential Unit Type:

Studio or (sc) Bedsit

Tenure:

Market for sale

Who will be the provider of the proposed unit(s)?:

Private

Number of units, of this specification, to be added:

45

GIA (gross internal floor area) per unit:

46.4 square metres

Habitable rooms per unit:

1

Bedrooms per unit:

1

Compliant with M4(2) of Approved Document M Volume 1 of the Building Regulations:

Yes

Compliant with M4(3)(2a) of Approved Document M Volume 1 of the Building Regulations:

Yes

Compliant with M4(3)(2b) of Approved Document M Volume 1 of the Building Regulations:

Yes

Providing sheltered accomodation?:

No

Providing specialist older persons housing?:

No

On garden land?:

No

Residential Unit Type:

Flat, Apartment or Maisonette

Tenure:

London Affordable Rent

Who will be the provider of the proposed unit(s)?:

Housing Association

Number of units, of this specification, to be added:

63

GIA (gross internal floor area) per unit:

78.5 square metres

Habitable rooms per unit:

3

Bedrooms per unit:

2

Compliant with M4(2) of Approved Document M Volume 1 of the Building Regulations:

Yes

Compliant with M4(3)(2a) of Approved Document M Volume 1 of the Building Regulations:

Yes

Compliant with M4(3)(2b) of Approved Document M Volume 1 of the Building Regulations:

Yes

Providing sheltered accomodation?:

No

Providing specialist older persons housing?:

No

On garden land?:

No

Residential Unit Type:

Flat, Apartment or Maisonette

Tenure:

London Affordable Rent

Who will be the provider of the proposed unit(s)?:

Housing Association

Number of units, of this specification, to be added:

84

GIA (gross internal floor area) per unit:

116.5 square metres

Habitable rooms per unit:

4

Bedrooms per unit:

3

Compliant with M4(2) of Approved Document M Volume 1 of the Building Regulations:

Yes

Compliant with M4(3)(2a) of Approved Document M Volume 1 of the Building Regulations:

Yes

Compliant with M4(3)(2b) of Approved Document M Volume 1 of the Building Regulations:

Yes

Providing sheltered accomodation?:

No

Providing specialist older persons housing?:

No

On garden land?:

No

Residential Unit Type:

Flat, Apartment or Maisonette

Tenure:

London Affordable Rent

Who will be the provider of the proposed unit(s)?:

Housing Association

Number of units, of this specification, to be added:

6

GIA (gross internal floor area) per unit:

139.2 square metres

Habitable rooms per unit:

5

Bedrooms per unit:

4

Compliant with M4(2) of Approved Document M Volume 1 of the Building Regulations:

Yes

Compliant with M4(3)(2a) of Approved Document M Volume 1 of the Building Regulations:

Yes

Compliant with M4(3)(2b) of Approved Document M Volume 1 of the Building Regulations:

Yes

Providing sheltered accomodation?:

No

Providing specialist older persons housing?:

No

On garden land?:

No

Residential Unit Type:

Flat, Apartment or Maisonette

Tenure:

Market for sale

Who will be the provider of the proposed unit(s)?:

Private

Number of units, of this specification, to be added:

241

GIA (gross internal floor area) per unit:

55.8 square metres

Habitable rooms per unit:

2

Bedrooms per unit:

1

Compliant with M4(2) of Approved Document M Volume 1 of the Building Regulations:

Yes

Compliant with M4(3)(2a) of Approved Document M Volume 1 of the Building Regulations:

Yes

Compliant with M4(3)(2b) of Approved Document M Volume 1 of the Building Regulations:

Yes

Providing sheltered accomodation?:

No

Providing specialist older persons housing?:

No

On garden land?:

No

Residential Unit Type:

Flat, Apartment or Maisonette

Tenure:

Market for sale

Who will be the provider of the proposed unit(s)?:

Private

Number of units, of this specification, to be added:

396

GIA (gross internal floor area) per unit:

78.9 square metres

Habitable rooms per unit:

3

Bedrooms per unit:

2

Compliant with M4(2) of Approved Document M Volume 1 of the Building Regulations:

Yes

Compliant with M4(3)(2a) of Approved Document M Volume 1 of the Building Regulations:

Yes

Compliant with M4(3)(2b) of Approved Document M Volume 1 of the Building Regulations:

Yes

Providing sheltered accomodation?:

No

Providing specialist older persons housing?:

No

On garden land?:

No

Residential Unit Type:

Flat, Apartment or Maisonette

Tenure:

Market for sale

Who will be the provider of the proposed unit(s)?:

Private

Number of units, of this specification, to be added:

153

GIA (gross internal floor area) per unit:

107.9 square metres

Habitable rooms per unit:

4

Bedrooms per unit:

3

Compliant with M4(2) of Approved Document M Volume 1 of the Building Regulations:

Yes

Compliant with M4(3)(2a) of Approved Document M Volume 1 of the Building Regulations:

Yes

Compliant with M4(3)(2b) of Approved Document M Volume 1 of the Building Regulations:

Yes

Providing sheltered accomodation?:

No

Providing specialist older persons housing?:

No

On garden land?:

No

Residential Unit Type:

Terraced Home

Tenure:

Market for sale

Who will be the provider of the proposed unit(s)?:

Private

Number of units, of this specification, to be added:

12

GIA (gross internal floor area) per unit:

129 square metres

Habitable rooms per unit:

5

Bedrooms per unit:

3

Compliant with M4(2) of Approved Document M Volume 1 of the Building Regulations:

Yes

Compliant with M4(3)(2a) of Approved Document M Volume 1 of the Building Regulations:

Yes

Compliant with M4(3)(2b) of Approved Document M Volume 1 of the Building Regulations:

Yes

Providing sheltered accomodation?:

No

Providing specialist older persons housing?:

No

On garden land?:

No

Residential Unit Type:

Terraced Home

Tenure:

Market for sale

Who will be the provider of the proposed unit(s)?:

Private

Number of units, of this specification, to be added:

11

GIA (gross internal floor area) per unit:

168 square metres

Habitable rooms per unit:

6

Bedrooms per unit:

4

Compliant with M4(2) of Approved Document M Volume 1 of the Building Regulations:

Yes

Compliant with M4(3)(2a) of Approved Document M Volume 1 of the Building Regulations:

Yes

Compliant with M4(3)(2b) of Approved Document M Volume 1 of the Building Regulations:

Yes

Providing sheltered accomodation?:

No

Providing specialist older persons housing?:

No

On garden land?:

No

Residential Unit Type:

Flat, Apartment or Maisonette

Tenure:

London Shared Ownership

Who will be the provider of the proposed unit(s)?:

Housing Association

Number of units, of this specification, to be added:

22

GIA (gross internal floor area) per unit:

50.5 square metres

Habitable rooms per unit:

2

Bedrooms per unit:

1

Compliant with M4(2) of Approved Document M Volume 1 of the Building Regulations:

Yes

Compliant with M4(3)(2a) of Approved Document M Volume 1 of the Building Regulations:

Yes

Compliant with M4(3)(2b) of Approved Document M Volume 1 of the Building Regulations:

Yes

Providing sheltered accomodation?:

No

Providing specialist older persons housing?:

No

On garden land?:

No

Residential Unit Type:

Flat, Apartment or Maisonette

Tenure:

London Shared Ownership

Who will be the provider of the proposed unit(s)?:

Housing Association

Number of units, of this specification, to be added:

17

GIA (gross internal floor area) per unit:

78.2 square metres

Habitable rooms per unit:

3

Bedrooms per unit:

2

Compliant with M4(2) of Approved Document M Volume 1 of the Building Regulations:

Yes

Compliant with M4(3)(2a) of Approved Document M Volume 1 of the Building Regulations:

Yes

Compliant with M4(3)(2b) of Approved Document M Volume 1 of the Building Regulations:

Yes

Providing sheltered accomodation?:

No

Providing specialist older persons housing?:

No

On garden land?:

No

Residential Unit Type:

Flat, Apartment or Maisonette

Tenure:

London Affordable Rent

Who will be the provider of the proposed unit(s)?:

Housing Association

Number of units, of this specification, to be added:

12

GIA (gross internal floor area) per unit:

56.7 square metres

Habitable rooms per unit:

2

Bedrooms per unit:

1
Compliant with M4(2) of Approved Document M Volume 1 of the Building Regulations:
Yes

Compliant with M4(3)(2a) of Approved Document M Volume 1 of the Building Regulations:
Yes

Compliant with M4(3)(2b) of Approved Document M Volume 1 of the Building Regulations:
Yes

Providing sheltered accomodation?:
No

Providing specialist older persons housing?:
No

On garden land?:
No

Residential Unit Type:
Flat, Apartment or Maisonette

Tenure:
Market for sale

Who will be the provider of the proposed unit(s)?:
Private

Number of units, of this specification, to be added:
9

GIA (gross internal floor area) per unit:
137.9 square metres

Habitable rooms per unit:
5

Bedrooms per unit:
4

Compliant with M4(2) of Approved Document M Volume 1 of the Building Regulations:
Yes

Compliant with M4(3)(2a) of Approved Document M Volume 1 of the Building Regulations:
Yes

Compliant with M4(3)(2b) of Approved Document M Volume 1 of the Building Regulations:
Yes

Providing sheltered accomodation?:
No

Providing specialist older persons housing?:
No

On garden land?:
No

Please add details for every unit of communal space to be added

Totals

Total number of residential units proposed

Total residential GIA (Gross Internal Floor Area) lost

 square metres

Total residential GIA (Gross Internal Floor Area) gained

87519.59

square metres

Non-Permanent Dwellings

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Does this proposal involve the loss or gain of any non-permanent dwellings? Note that this covers any non-permanent dwellings if used as main residence (e.g. caravans, mobile homes, converted railway carriages), traveller pitches/plots or houseboat moorings.

Yes

No

Other Residential Accommodation

Please note: This question contains additional requirements specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Does this proposal involve the loss or gain of any other residential accommodation? Note that this covers all other permanent residential accommodation that is outside of Use Classes C3 and C4 (apart from student accommodation), including rooms that are specifically provided for older persons.

Yes

No

Utilites

Please note: This question contains additional requirements specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Water and gas connections

Number of new water connections required

29

Number of new gas connections required

19

Fire safety

Is a fire suppression system proposed?

Yes

No

Internet connections

Number of residential units to be served by full fibre internet connections

1071

Number of non-residential units to be served by full fibre internet connections

25

Mobile networks

Has consultation with mobile network operators been carried out?

- Yes
 No

Environmental Impacts

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).
[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Community energy

Will the proposal provide any on-site community-owned energy generation?

- Yes
 No

Total Installed Capacity (Megawatts)

57.00

Heat pumps

Will the proposal provide any heat pumps?

- Yes
 No

Total Installed Capacity (Megawatts)

8.00

Solar energy

Does the proposal include solar energy of any kind?

- Yes
 No

Total Installed Capacity (Megawatts)

57.00

Passive cooling units

Number of proposed residential units with passive cooling

1085

Emissions

NOx total annual emissions (Kilograms)

0.00

Particulate matter (PM) total annual emissions (Kilograms)

0.00

Greenhouse gas emission reductions

Are the on-site Green House Gas emission reductions at least 35% above those set out in Part L of Building Regulations 2013?

Yes

No

Green Roof

Proposed area of 'Green Roof' to be added (Square metres)

1885.00

Urban Greening Factor

Please enter the Urban Greening Factor score

0.30

Residential units with electrical heating

Number of proposed residential units with electrical heating

0

Reused/Recycled materials

Percentage of demolition/construction material to be reused/recycled

85

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

Yes

No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

0

Part-time

0

Total full-time equivalent

0.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

321

Part-time

Total full-time equivalent

Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes

No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. [View further information on Use Classes.](#)

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

Use Class:

A1 - Shops

Unknown:

Yes

Use Class:

A3 - Restaurants and cafes

Unknown:

Yes

Use Class:

B1(a) - Office (other than A2)

Unknown:

Yes

Use Class:

A4 - Drinking establishments

Unknown:

Yes

Use Class:

Other (Please specify)

Text Field:

Cinema (sui generis)

Unknown:

Yes

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes

No

Is the proposal for a waste management development?

- Yes
- No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes
- No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
- No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
- No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
- The applicant
- Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
- No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

Ms

First Name

Lucy

Surname

Thatcher

Reference

Date (must be pre-application submission)

29/09/2021

Details of the pre-application advice received

Various discussions and meetings. Please see submitted Town Planning Statement for details.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff**
- (b) an elected member**
- (c) related to a member of staff**
- (d) related to an elected member**

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
 No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
 No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- Yes
 No

If No, and you cannot trace all the other owners/agricultural tenants, can you give the appropriate notice to one or more owner/agricultural tenant?

- Yes
 No

Certificate Of Ownership - Certificate C

I certify/The applicant certifies that:

- **Neither Certificate A or B can be issued for this application**
- **All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/the applicant has been unable to do so.**

The steps taken were:

- 1) Full title search carried out
- 2) Notices served on identified land owners
- 3) Notification in local newspaper

I have/the applicant has given the requisite notice to the persons specified below being persons who, on the day 21 days before the date of this application, were owners/agricultural tenants of any part of the land to which this application relates.

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant:

THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF RICHMOND UPON THAMES

House name:

of Civic Centre

Number:

44

Suffix:

Address line 1:

York Street

Address Line 2:

Twickenham

Town/City:

Middlesex

Postcode:

TW1 3BZ

Date notice served (DD/MM/YYYY):

11/03/2022

Person Family Name:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated)

Richmond and Twickenham Times

On the following date (which must not be earlier than 21 days before the date of the application) (DD/MM/YYYY)

10/03/2022

Person Role

- The Applicant
 The Agent

Title

First Name

Surname

Gerald Eve LLP

Declaration Date

11/03/2022

Declaration made

Declaration

I / We hereby apply for Outline planning permission: Some matters reserved as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Sophie Thomson

Date

11/03/2022