

Environment Directorate/ Development Management

22<sup>nd</sup> April 2023

London Borough of Richmond upon Thames

Civic Centre

York Street

Twickenham

**Application 23/1022/FUL: Upgrading and resurfacing an existing garden footpath. Landmark Arts Centre, St Albans Church, Ferry Road, Teddington TW11 9NN**

**Notices under Article 12 of the town and country planning (Development Management Procedure)(England) Order 2015.**

Dear Sir/ Madam

I would like to serve an Article 12 Notice in relation in relation to two requested pieces of information in relation to planning application 23/1022/FUL, neither of which we consider to be relevant in terms of determining this application.

Flood Risk Assessment

The open space area within which the proposed footpath is located comprises 1572 sqm of self draining soft landscaping. The only change being proposed is the introduction of an upgraded footpath comprising a semi bound aggregate which will allow any excess rainfall to percolate through the material or, in excessive conditions, to drain away naturally into the soft landscaping along the side of the path. Consequently, it is not anticipated that the proposed path will create any additional run off into the area's surface water system, which is the major reason for preparing an FRA.

Fire Risk Strategy

This is a proposed footpath which, at its nearest point is some 22 metres away from a building and, consequently, presents no fire risk. Planning applications are exempt from the requirement to submit a fire statement where:

*“ the application is for a material change in use of land or buildings within the curtilage of a relevant building and the material change of use would not result in the provision of one or more relevant buildings”*

Consequently, the preparation of a Fire Risk Assessment is not required in terms of determining this application.

Yours Faithfully

James Pott DipTPDipArchCon

Landmark Arts Centre