

Mr Dan Zecevic  
DIZarchitects Ltd  
38 Holt Lodge Studio Castlebar Park  
Castlebar Park  
London  
W5 1BU  
United Kingdom

Letter Printed 8 June 2023

**FOR DECISION DATED**  
8 June 2023

Dear Sir/Madam

**The Town and Country Planning Act 1990, (as amended)**  
**Decision Notice**

**Application:** 23/0359/VRC  
**Your ref:** S73 amendment to approved sch...  
**Our ref:** DC/EMC/23/0359/VRC/VRC  
**Applicant:** mr Nicholas Jarvis  
**Agent:** Mr Dan Zecevic

**WHEREAS** in accordance with the provisions of the Town and Country Planning Act 1990 and the orders made thereunder, you have made an application received on **10 February 2023** and illustrated by plans for the permission of the Local Planning Authority to vary condition(s) of the Planning Permission for land situated at:

**34 Udney Park Road Teddington TW11 9BG**

for

**Variation of condition U0144714 Approved Drawings, of planning permission 22/1742/FUL, alterations to create a side path to the south elevation of the proposed semi detached dwellings.**

NOW THEREFORE WE THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF RICHMOND UPON THAMES acting by the Council of the said Borough, the Local Planning Authority HEREBY GIVE YOU NOTICE pursuant to the said Act and the Orders made thereunder that permission to develop the said land in accordance with the said application is hereby **GRANTED** subject to the conditions and informatives summarised and listed on the attached schedule.

Yours faithfully

A handwritten signature in black ink, appearing to read 'R. Angus', with a long horizontal flourish extending to the right.

Robert Angus  
Head of Development Management

# SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 23/0359/VRC

## APPLICANT NAME

mr Nicholas Jarvis  
34 Udney Park Road  
Teddington  
Richmond Upon Thames  
TW11 9BG

## AGENT NAME

Mr Dan Zecevic  
38 Holt Lodge Studio Castlebar Park  
Castlebar Park  
London  
W5 1BU  
United Kingdom

## SITE

34 Udney Park Road Teddington TW11 9BG

## PROPOSAL

Variation of condition U0144714 Approved Drawings, of planning permission 22/1742/FUL, alterations to create a side path to the south elevation of the proposed semi detached dwellings.

## SUMMARY OF CONDITIONS AND INFORMATIVES

---

### CONDITIONS

U0158051	Development with 3 years of 22/1742/FUL
U0158052	Approved Drawings
U0158053	Cycle Parking
DV50A	Energy Reduction
DV51A	Water Consumption
GD02A	Restriction-Alterations/extn
U0158054	CEMP
DV18A	Refuse Arrangements
DV30	Refuse storage
DV52A	Building Regulation M4(2)
BD12	Details - Materials to be approved
U0158055	Ecological Enhancements (Plan required)
U0158056	External lighting (Plan required)
U0158057	Hard and Soft Landscaping Works
U0158058	Bat Survey
GD10A	Restrict outbuilds-Appear/amenity
U0158059	Fire Safety

---

### INFORMATIVES

U0079360	Composite Informative
U0079363	Applicant Informative
U0079362	CIL Liable
U0079361	NPPF Approval Para 38 - 42

# DETAILED CONDITIONS AND INFORMATIVES

---

## DETAILED CONDITIONS

---

### **U0158051      Development with 3 years of 22/1742/FUL**

The development to which this permission relates must be begun not later than the expiration of three years from the date of grant of planning permission 22/1742/FUL on 08.12.22.

REASON: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

### **U0158052      Approved Drawings**

The development hereby permitted shall not be carried out other than wholly in accordance with Drawing Nos.

30 May 2022 00P002 REV A      LOCATION PLAN  
30 May 2022 00P010 REV A      EXISTING PLANS AND ELEVATIONS  
All received 30 May 2022

EXISTING AND PROPOSED STREET ELEVATIONS      00P120 REV B  
Received on 10 Feb 2023

00P005 Rev CBLOCK PLAN 25 May 2023  
00P110 Rev F PROPOSED PLANS & ELEVATIONS      25 May 2023  
Received on 25 May 2023

REASON: To ensure a satisfactory development as indicated on the drawings.

### **U0158053      Cycle Parking**

Cycle Parking of 3 spaces per dwelling shall provided in accordance with 00L050 dated 30 May 2022.

REASON: To accord with this Council's policy to discourage the use of the car wherever possible.

### **DV50A Energy Reduction**

The dwelling(s) hereby approved shall achieve a 35% reduction in Carbon dioxide emissions beyond Building Regulations requirements (2013).

Reason: In the interests of energy conservation in accordance with the Councils sustainability policies.

### **DV51A Water Consumption**

The dwelling(s) hereby approved shall not be occupied other than in accordance with the water consumption targets of 105 litres or less per person per day, and 5 litres or less per head per day for external water use.

Reason: In the interests of water efficiency in accordance with the Councils sustainability policies.

### **GD02A      Restriction-Alterations/extn**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order) no external alterations or extensions shall be carried out to the building(s) hereby approved.

REASON: To safeguard the amenities of the occupiers of adjoining property and the area generally.

## **U0158054    CEMP**

No development shall take place, including any works of demolition, until a detailed Construction Environmental Management Plan (to include any demolition works) incorporating the Council's proforma document ([https://www.richmond.gov.uk/media/22165/construction\\_management\\_plan\\_guidance\\_notes.pdf](https://www.richmond.gov.uk/media/22165/construction_management_plan_guidance_notes.pdf)) has been submitted to and approved in writing by the Local Planning Authority. The development shall not be implemented other than in accordance with the approved plan.

The Statement shall detail :

1. Contact details, including a 24hr emergency contact (details of which shall be displayed on any hoarding / security fencing)
2. Programme length and phasing
3. The number, type and dimensions of vehicles required
4. Vehicle routing
5. Details of holding areas for construction traffic and communication strategy for their arrival
6. Methods of spoil removal and concrete supply
7. Details and location where plant and materials will be loaded and unloaded
8. Security hoarding and maintenance of such
9. Site setup drawings showing the position of vehicles, skips, concrete supply, etc. at a minimum scale of 1:200, showing the site in context of the surrounding highway and neighbouring properties
10. On classified roads generally, vehicles will be expected to enter and exit the site in forward gear. Swept Path Analysis drawings will be required to demonstrate this
11. Details of how the safety of highway users and vulnerable pedestrians will be managed
12. Details of how access to neighbouring properties will be maintained
13. Details of how any trees and street furniture (i.e. lighting columns, communications cabinets, bollards, etc.) are to be protected during the works
14. Details of any required footway and/or road closures, or highway licences
15. Any necessary parking suspension details
16. Details of any wheel-washing facilities, if required
17. Details of measures that will be applied to control the emission of noise, vibration and dust including working hours. This should follow Best Practice detailed within BS 5228-1:2009+A1:2014, Code of Practice for Noise and Vibration Control on Construction and Open Sites; as well as for dust control: COSHH 2002 (as amended 2020), The London Plan 2021 Policy SI-1-D and HSE Construction Information Sheet CIS36
18. Where applicable, the CEMP should be written in conjunction with the Arboricultural Method Statement, and in accordance with British Standard BS 5837:2012 'Trees in relation to design, demolition and construction - recommendations', in particular section 5.5, 6.1, 6.2, 6.3 and 7.
19. A plan of protective fencing for existing rear soft landscaping.

REASON: In the interests of highway and pedestrian safety together with the amenity of the area and in order to demonstrate the development would not have an unacceptable impact on the operation of the public highway and neighbours.

### **DV18A Refuse Arrangements**

None of the buildings hereby approved shall be occupied until arrangements for the storage and disposal of refuse/waste have been made in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

REASON: To safeguard the appearance of the property and the amenities of the area.

### **DV30 Refuse storage**

No refuse or waste material of any description shall be left or stored anywhere on the site other than within a building or refuse enclosure.  
REASON: To safeguard the appearance of the property and the amenities of the area.

#### **DV52A Building Regulation M4(2)**

The development hereby approved shall not be constructed other than in accordance with Building Regulation M4(2).

Reason: In the interest of inclusive access in accordance with Council's policy to ensure homes meet diverse and changing needs.

#### **BD12 Details - Materials to be approved**

The external surfaces of the building(s) (including fenestration) and, where applicable, all areas of hard surfacing shall not be constructed other than in materials details/samples of which shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality.

#### **U0158055 Ecological Enhancements (Plan required)**

Full details of all ecological enhancements shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with these details.

(A) These details shall follow the recommendations of the AA Environmental Ltd Ecological Appraisal dated 22nd March 2022 and include:

- o 1 no integrated bat slip within the roof for each dwelling
- o 1 no integrated bird bricks (either sparrow terraces or swift bricks) for each dwelling
- o 1 no Invertebrate habitat to be included within the landscaping within each nit
- o Ensure all walls/fences have mammal holes to allow continued movement of wildlife
- o Ensure all plant species are native or wildlife friendly

All details shall include the specific location (including proposed aspect and height) on a plan in context with the development, the specific product/dimensions and its proposed maintenance.

Reason: To enhance nature conservation interest.

#### **U0158056 External lighting (Plan required)**

Prior to the commencement of development above ground level, full details of all external lighting shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with these details.

These details shall include:

- o Locations, technical specifications of all lighting,
- o No upward lighting or lighting onto the open sky, buildings, trees and vegetation, or potential roost features.
- o Accord with CIBSE guide LG6 and ILP/BCT Bat guidance note 8;

Reason: To safeguard the ecology of the site, protected species and neighbouring amenity.

#### **U0158057 Hard and Soft Landscaping Works**

Full details of both hard and soft landscaping works must be submitted to and approved in writing by the local planning authority thereafter implemented in accordance with these details.

These details shall include:

- (A) Hard landscape works shall include:
1. Proposed finished levels or contours

2. Other vehicle and pedestrian access and circulation areas.
3. Hard surfacing materials; hard surface construction and drainage.
4. Proposed and existing utility services above and below ground (e.g. drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc).
5. A program or timetable of the proposed works

(B) Soft landscape works shall include:

1. Full Planting Plans in context with the development.
2. Written specifications (including cultivation and other operations associated with plant and grass establishment).
3. Plans and written specifications shall detail the quantity, density, size, species, position and the proposed time or programme of planting of all shrubs, hedges, grasses etc, together with an indication of how they integrate with the proposal in the long term with regard to their mature size, especially over the first 2 years.
4. All tree, shrub and hedge planting included within that specification shall be carried out in accordance with BS 3936:1986 (parts 1, 1992, Nursery Stock, Specification for trees and shrubs, and 4, 1984, Specification for forest trees); BS 4043: 1989, Transplanting root-balled trees; and BS 4428:1989, Code of practice for general landscape operations (excluding hard surfaces).
5. A program or timetable of the proposed works and maintenance plan

(C) All hard and soft landscape works shall be carried out in accordance with the approved details and in any event prior to the occupation of any part of the development.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality and to preserve and enhance nature conservation interests

#### **U0158058 Bat Survey**

Should construction works not start prior to April 2024 a revised bat emergence survey shall be submitted and agreed in writing by the Local Planning Authority prior to commencement of development.

Reason: to ensure wildlife data is current and that good practice is implemented.

#### **GD10A Restrict outbuilds-Appear/amenity**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order) no building, enclosure or swimming pool falling within Part 1, Class E, shall be erected on any part of the land.

REASON: To safeguard the amenities of the adjoining occupiers and the area generally.

#### **U0158059 Fire Safety**

The development must be carried out in accordance with the provisions of the Fire Safety Strategy by DiZ Architects dated April 2022 Rev A retained as such thereafter.

REASON: To ensure that the development incorporates the necessary fire safety measures in accordance with the Mayor's London Plan Policy D12

---

### **DETAILED INFORMATIVES**

---

#### **U0079360 Composite Informative**

##### **Reason for granting:**

The proposal has been considered in the light of the Development Plan, comments from statutory consultees and third parties (where relevant) and compliance with Supplementary Planning Guidance as appropriate. It has been concluded that there is not a demonstrable harm to interests of acknowledged importance caused by the development that justifies withholding planning permission.

## **Principal Policies:**

Where relevant, the following have been taken into account in the consideration of this proposal:-

### London Plan (2021)

- o Policy GG4 Delivering the Homes Londoners Need
- o Policy D1 London's Form, Character and Capacity for Growth
- o Policy D2 Infrastructure Requirements for Sustainable Densities
- o Policy D3 Optimising Site Capacity through the Design-led Approach
- o Policy D4 Delivering Good Design
- o Policy D5 Inclusive Design
- o Policy D6 Housing Quality and Standards
- o Policy D7 Accessible Housing
- o Policy D8 Public Realm
- o Policy D11 Safety, Security and Resilience to Emergency
- o Policy D12 Fire Safety
- o Policy D14 Noise
- o Policy H1 Increasing Housing Supply
- o Policy H2 Small Sites
- o Policy H4 Delivering Affordable Housing
- o Policy H7 Monitoring Affordable Housing
- o Policy H10 Housing Size Mix
- o Policy HC1 Heritage Conservation and Growth
- o Policy G6 Biodiversity and Access to Nature
- o Policy G7 Trees and Woodlands
- o Policy SI 1 Improving Air Quality
- o Policy SI 7 Reducing Waste and Supporting the Circular Economy
- o Policy S1 12 Flood Risk Management
- o Policy SI 13 Sustainable Drainage
- o Policy T1 Strategic Approach to Transport
- o Policy T2 Healthy Streets
- o Policy T3 Transport Capacity, Connectivity and Safeguarding
- o Policy T4 Assessing and Mitigating Transport Impacts
- o Policy T5 Cycling
- o Policy T6 Car Parking
- o Policy T6.1 Residential Parking
- o Policy T7 Deliveries, Servicing and Construction
- o Policy T9 Funding Transport Infrastructure Through Planning
- o Policy DF1 Delivery of the Plan and Planning Obligations
- o Policy M1 Monitoring

### Local Plan (2018):

- o Policy LP1 Local Character and Design Quality
- o Policy LP4 Non Designated Heritage Assets
- o Policy LP8 Amenity and Living Conditions
- o Policy LP10 Local Environmental Impacts, Pollution and Land Contamination
- o Policy LP14 Other Open Land of Townscape Importance
- o Policy LP15 Biodiversity
- o Policy LP16 Trees, Woodlands and Landscape
- o Policy LP20 Climate Change Adaption
- o Policy LP21 Flood Risk and Sustainable Drainage
- o Policy LP22 Sustainable Design and Construction
- o Policy LP31 Public Open Space, Play Space, Sport and Recreation
- o Policy LP34 New Housing
- o Policy LP36 Affordable Housing
- o Policy LP39 Infill, Backland and Backgarden Development
- o Policy LP44 Sustainable Travel Choices
- o Policy LP45 Parking Standards and Servicing

### Regional Planning Guidance (Adopted)

- o Affordable Housing and Viability SPG (August 2017)
- o Housing SPG (March 2016)



- o Accessible London: Achieving an Inclusive Environment SPD (October 2014)
- o The Control of Dust and Emissions during Construction and Demolition SPG (July 2014)
- o Character and Context SPG (June 2014)

#### Regional Planning Guidance (Draft)

- o Good Quality Homes for All Londoners SPG (Consultation draft version, October 2020)
- o Circular Economy Statements SPG (Consultation draft version, October 2020)
- o Whole-life Carbon Assessments SPG (Consultation draft version, October 2020)
- o 'Be Seen' Energy Monitoring Guidance SPG (Consultation draft version, October 2020)
- o Air Quality Positive SPG (Pre-consultation draft version)
- o Fire Safety SPG (Pre-consultation draft version)
- o Urban Greening Factor SPG (Pre-consultation draft version)

#### Other Regional Planning Guidance

- o Energy Planning Guidance (updated April 2020)

#### Supplementary Planning Guidance (SPG) / (SPDs):

- o Affordable Housing SPD (March 2014)
- o Air Quality SPD (June 2020)
- o Buildings of Townscape Merit SPD (May 2015)
- o Design Quality SPD (February 2006)
- o Development Control for Noise Generating and Noise Sensitive Development SPD (September 2018)
- o Hampton Wick and Teddington Village Planning Guidance SPD (June 2017)
- o House Extensions and External Alterations SPD (May 2015)
- o Planning Obligations SPD (June 2020)
- o Refuse and Recycling Storage Requirements (May 2015)
- o Residential Development Standards SPD (March 2010)
- o Small and Medium Housing Sites SPD (February 2006)
- o Sustainable Construction Checklist (January 2016)
- o Transport (June 2020)

#### Richmond upon Thames Supplementary Planning Guidance (SPGs)

- o Design for Maximum Access
- o Security by Design
- o Trees: Landscape Design, Planting and Care
- o Trees: Legislation and Procedure
- o Wildlife in Gardens

#### Other Richmond upon Thames Planning Guidance

- o Construction Management Plan - Guidance Notes and Template
- o Public Space Design Guide
- o Richmond Biodiversity Action Plan
- o Strategic Flood Risk Assessment - Level 1 (Updated 2020 with further minor updates in March 2021)
- o Sustainable Drainage Systems - Planning Guidance

### **Building Regulations:**

The applicant is advised that the erection of new buildings or alterations to existing buildings should comply with the Building Regulations. This permission is NOT a consent under the Building Regulations for which a separate application should be made. For application forms and advice please contact the Building Control department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411). If you alter your proposals in any way, including to comply with the Building Regulations, a further planning application may be required. If you wish to deviate in any way from the proposals shown on the approved drawings you should contact the

Development Management department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411).

**Damage to the public highway:**

Care should be taken to ensure that no damage is caused to the public highway adjacent to the site during demolition and (or) construction. The Council will seek to recover any expenses incurred in repairing or making good such damage from the owner of the land in question or the person causing or responsible for the damage.

BEFORE ANY WORK COMMENCES you MUST contact the London Borough of Richmond upon Thames, 44 York Street, Twickenham TW1 3BZ, Telephone 020 8891 1411 to arrange a pre-commencement photographic survey of the public highways adjacent to and within the vicinity of the site. The precondition survey will ensure you are not charged for any damage which existed prior to commencement of your works.

If you fail to contact us to arrange a pre commencement survey then it will be assumed that any damage to the highway was caused by your activities and you will be charged the full cost of repair.

Once the site works are completed you need to contact us again to arrange for a post construction inspection to be carried out. If there is no further damage then the case will be closed. If damage or further damage is found to have occurred then you will be asked to pay for repairs to be carried out.

**Noise control - Building sites:**

The attention of the applicant is drawn to the requirements of Section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise and vibration on construction and demolition sites. Application, under section 61 of the Act for prior consent to the works, can be made to the Environmental Health department.

Under the Act the Council has certain powers to control noise from construction sites. Typically the council will limit the times during which sites are permitted to make noise that their neighbours can hear.

For general construction works the Council usually imposes (when necessary) the following limits on noisy works:-

Monday to Friday 8am to 6pm

Saturdays 8am to 1pm

Sundays and Public Holidays - No noisy activities allowed

Applicants should also be aware of the guidance contained in British Standard BS 5228-1:2009+A1:2014 - Noise and vibration control on construction and open sites.

Any enquiries for further information should be made to the Noise & Nuisance Team, Regulatory Services Partnership [NoiseandNuisance@merton.gov.uk](mailto:NoiseandNuisance@merton.gov.uk).

**U0079363 Applicant Informative**

The applicant is advised that where discharge of condition applications have been approved under the parent consent 22/1742/FUL it is not necessary to discharge these again.

**U0079362 CIL Liable**

The applicant is advised this is a CIL Liable Scheme.

**U0079361 NPPF Approval Para 38 - 42**

In accordance with paragraphs 38-42 of the National Planning Policy Framework, Richmond upon Thames Borough Council takes a positive and proactive approach to the delivery of sustainable development, by:

- o Providing a formal pre-application service
- o Providing written policies and guidance, all of which is available to view on the Council's website
- o Where appropriate, negotiating amendments to secure a positive decision
- o Determining applications in a timely manner.

In this instance:

- o The application was acceptable as submitted, and approved without delay.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION  
23/0359/VRC

---

# **VRC Applications**

## **Making an Appeal – Summary Guidance**

### **Whether to appeal**

If the Local Planning Authority (LPA) turn down your application, you should look carefully at the reasons why they turned it down before you make an appeal. You should speak to the LPA to see if you can sort out the problem - perhaps by changing your proposal. An appeal should only ever be a last resort.

### **Type of appeal:**

Planning Application

### **Appeal time:**

Within six months of the date of the council's decision letter.

### **Who can appeal?**

The applicant or their agent may lodge an appeal.

### **The right of appeal:**

You can appeal against the council's decision:

- If you applied to the Local Planning Authority and they:
  - Refused permission;
  - Gave permission but with conditions you think are inappropriate;
  - Haven't approved the details of a scheme which they or the Secretary of State have already given outline planning permission for or;
  - Have approved the details of a scheme but with conditions you think are inappropriate or unreasonable.
  
- If the LPA rejected a proposal arising from a condition or limitation on a planning permission.
- If the LPA don't decide your application within the time allowed. Normally the time allowed is eight weeks from when they accept your application.
- If the LPA told you they needed more information before they could decide your outline planning application, but you do not want to supply this.

You will make your appeal to the Department for Communities and Local Government of which the Planning Inspectorate is a part. Most are decided by specialist officers in the Planning Inspectorate. Only the person or business applying for consent to display an advertisement may appeal. If the council issues a discontinuance notice, only those on whom the notice is served may appeal.

### **The appeal process:**

Appeals must be made

- Online at [www.planninginspectorate.gov.uk](http://www.planninginspectorate.gov.uk), or
- Initial Appeals, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

It will be expected that all appeal documentation will be submitted electronically.

The process is fully documented on the website of the Planning Inspectorate [www.planninginspectorate.gov.uk](http://www.planninginspectorate.gov.uk), however in summary there are three main types of appeal:

#### **Written procedure:**

Written evidence is considered from the applicant/agent/business and the council. The council will send copies of any letters of objection or support they received when considering your application. Within six weeks of the Inspectorate receiving your appeal forms the council will send a copy of their statement to the Inspectorate. You must make any comment on these within three weeks.

#### **Hearing procedure:**

Hearings allow you and the council to exchange views and discuss your appeal. Before the hearing the council will send a copy of their statement to you and the Inspectorate. You can comment on their statement in writing otherwise the Inspectorate will treat the reasons given in your appeal form as the basis of your case for discussion.

Hearings are usually held in council offices. The Inspector leads the discussion and invites the people involved to put their points across. The Inspector will visit the site unaccompanied before the hearing and will make a further accompanied visit as part of the hearing.

**Inquiry procedure:**

Inquiries are normally for large-scale applications. A public inquiry is a formal procedure in which both parties have legal representation.

**Making your views known on someone else's appeal:**

The LPA will notify anyone who took part in the consultations when you first applied for permission that you are appealing. For appeals decided by hearing or inquiry the LPA will tell interested people when and where this will be and let them know that they can attend. The Inspectorate will also take account of the views of certain groups who have a right to comment, for example, owners of a site, local amenity groups and so on.

**Costs:**

Normally you and the council will pay for your own expenses in an appeal. You can only claim costs when you can show that the council have behaved in an unreasonable way causing unnecessary expense.

**Who to contact?**

The Planning Inspectorate

Website [www.planninginspectorate.gov.uk](http://www.planninginspectorate.gov.uk)

Email [enquiries@pins.gsi.gov.uk](mailto:enquiries@pins.gsi.gov.uk)

Telephone 0303 444 5000

Write to Initial Appeals, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN

London Borough of Richmond upon Thames

Website [www.richmond.gov.uk/planning](http://www.richmond.gov.uk/planning)

Email [planningappeals@richmond.gov.uk](mailto:planningappeals@richmond.gov.uk)

Telephone 020 8891 1411 for advice

Write to The Appeals Officer, Development Control, Civic Centre, 44 York Street, Twickenham TW1 3BZ