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FAO: Lucy Thatcher

23 August 2023

Our ref: NTH/SRO/SOTH/U0014687

Your ref: PP-11902477

Dear Sir / Madam

**Application for Planning Permission
Former Stag Brewery, Lower Richmond Road, Mortlake, London**

On behalf of our client, Reselton Properties Limited, we write to submit an application for planning permission relating to the former Stag Brewery Site in Mortlake ('the Site') within the London Borough of Richmond upon Thames ('LBRuT').

This application seeks planning permission for the:

"Use of the existing buildings and land including erection of external film sets for film production operations and ancillary activities."

The area that the application relates to covers over 1 hectare of land, therefore a major planning application is required for submission and consideration in respect of these proposals.

The Site

The Site is bounded by Lower Richmond Road to the south, the river Thames and the Thames Bank to the north, Williams Lane to the east and Bulls Alley (off Mortlake High Street) to the west. The Site is bisected by Ship Lane and two footbridges pass over Ship Lane connecting the western and eastern parts of the site. The Site currently comprises a mixture of large-scale industrial brewing structures and large areas of hardstanding.

For the avoidance of doubt, whilst the application Site includes the sports pavilion building to the southwest of the site, no works are proposed to the existing playing fields.

Recent Planning History

Three planning applications (refs: 18/0547/FUL; 18/0548/FUL and 18/0549/FUL) were submitted in 2018 and determined in 2021 for the comprehensive redevelopment of the Site and land at Chalkers Corner to deliver a mixed-use scheme.

Following consideration by the Mayor, two planning applications (refs: 22/0900/OUT and 22/0902/FUL) have been submitted to LBRuT for revised proposals to deliver a mixed-use development across the Site (therein referred to as the 'Masterplan Applications').

Over the last few years, the Site has been used on a temporary basis for filming production. Planning permission was granted (ref. 19/3870/FUL) on 12 June 2020 for the following works (therein referred to as the '2020 Permission'):

“Full planning application for the temporary use of the existing buildings and land for a period of 2 years for film production operations (B1 use) and ancillary activities and the associated use of the existing on-site parking spaces with access from Lower Richmond Road and Ship Lane.”

On 24 January 2023 planning permission was granted (ref. 22/1860/FUL) for the following works (therein referred to as the '2023 Permission'):

“Temporary use of the existing buildings and land including erection of temporary external film sets for a period of 5 years for film production operations and ancillary activities.”

The 2023 temporary permission ceases on 31 May 2027. This current application seeks to allow the film production use and film sets to be used continuously until such time as the masterplan applications referred to below are secured for the site. The cessation of the new film production planning permission would be linked to the development of the masterplan.

Background to Proposals

Brewery operations ceased at the Site on 18 October 2017. As noted above, the 2020 Permission granted permission for the use of the Site for film production uses on a temporary two-year basis for use by Temple TV. Temple TV have since vacated the Site and it is currently being used by The Walt Disney Picture Company and The Story Company (TSC) Entertainment (ATB) ('the Operator') for film production operations and ancillary activities, under the 2023 Permission.

The Site is the subject of the pending Masterplan Applications which, if granted, would deliver a significant mixed-use development comprising a range of uses including residential units (including affordable), flexible office and retail uses, community uses, a cinema, a hotel/public house with accommodation and a new six form entry secondary school alongside substantial new green and open spaces and new pedestrian and vehicle routes throughout the Site.

This new application is made so as to ensure the site is fully utilised up to the point the emerging masterplan permission is developed. The duration of the permanent film production use permission would be linked to the grant of the Masterplan Applications. We have included at Appendix 1 a draft Heads of Terms document which sets out a proposed mechanism for how this would be controlled and how the Masterplan Applications would be linked to the duration of any permanent film permission.

Proposals

Proposals Overview

It is proposed to use the Site in the following way:

| Part of the Site | Area (GIA, sqm) | Proposed Temporary Land Use |
|------------------|-----------------|--|
| External area | n/a | Erection of temporary external film sets and associated structures / storage |
| Internal Areas | 35,401 | Filming use in all the existing buildings ¹ |

The proposed plan, prepared by Squire and Partners (ref: JA12_ZO_P_00_015 Rev -) submitted alongside this application, demonstrates the existing buildings and site layout where the scope of the application for the proposed use would encompass.

No physical works are proposed to the existing buildings on Site, and no works are proposed to the playing field land.

External Works

The only physical external work proposed is the installation of external film sets within a discreet location outside of the Maltings Building and the Bottling Plant building (as shown on the submitted plan, prepared by Squire and Partners, ref. JA12_ZO_P_00_012 Rev -). At this stage, the exact set designs have not been finalised as they have not yet been commissioned. However, the Applicant acknowledges that some parameters must be established in order to be able to assess the impacts of the proposal in planning terms. Therefore, the application submission includes high-level views which have been prepared on the basis of maximum parameters of the external sets. These parameters are shown on plan ref. JA12_ZO_P_00_012 Rev - and in summary, comprise:

1. A maximum height of 12m for the sets to the north of the Site within the blue hatched area;
2. A maximum height of 11m for the sets to the south of the Site within the green hatched area; and
3. Any ancillary structures/activities to be contained within any external sets and screened from view.

Any ancillary activities associated with the external filming (e.g. hair and make up stations, set preparation areas) would usually be housed within existing buildings on Site. Should any of these need to be located externally, these would be located within the area outside of the Maltings Building, as hatched blue and green on plan ref. JA12_ZO_P_00_012 Rev -.

There will be a requirement for some minimal lighting of the external film sets, as well as minimal lighting for safety purposes for vehicular and pedestrian routes. At present, the exact specification and details of the set lighting (including exact location and heights) are unknown. However, at this stage, it can be committed that:

1. Any lighting would be directional on to the sets only, and would avoid upwards light spill;
2. No lighting rigs would be used;
3. There would be no lighting of semi-natural habitats such as trees;
4. There would be no lighting of the Maltings Building; and

¹ 'Filming Use' defined as: "Filming areas (lighting and sound areas, studios, set preparation areas), make-up areas, production company site offices, catering areas for staff, wardrobe areas, catering van, toilets, and all other activities associated with on set film production".

5. No lighting of the sets would occur other than within the hours of operation of the Site (i.e. 6am-9pm Monday to Friday and 8am-4pm Saturday and Sunday), unless otherwise agreed in writing with the local planning authority.

It should be noted that the 2020 Permission included agreement for use of part of the Site to be used for open storage in connection with the filming use. This application envisages that any storage required would be minimal and related to the external sets only, and therefore would be confined to the area as shown blue and green hatched on the submitted plan ref. JA12_ZO_P_00_012 Rev -. There would be no requirement for open storage in the area of the Site next to Bulls Alley, as was the case with 2020 Permission.

Application Structure

As set out above, this application seeks planning permission for the use of the whole site (eastern and western portions) for filming purposes and associated ancillary activities. In addition, permission is sought for the erection of external film sets within a specified outdoor area.

Proposed operational details have been included within this application for consideration. At the initial stages, it is anticipated that an operator would only occupy Buildings 11, 12, 14 and 15 and full details required to enable the immediate occupation of these buildings have been submitted under this application for approval, thereby removing the requirement for pre-commencement conditions to be applied to any planning permission approved pursuant to this application. The building numbers are as shown on the submitted plan prepared by Waterman, ref. WIE18671-113_GR_EnvR_2B.

It is expected that any operator or tenants will have the opportunity to occupy any part of the whole site for filming and ancillary office purposes. As such, the applicant wishes to have the flexibility to use the whole Site for film production operations and ancillary office purposes without having to reapply for planning permission. Therefore, it is suggested that any planning conditions attached to the planning permission should allow for further operational details to be submitted by future tenants / for other buildings on Site for approval by LBRuT.

At this stage, it is proposed that an operator would use buildings 11, 12, 14 and 15 in the following manner. This reflects how the buildings are currently being occupied on the Site under the January 2023 temporary permission. This may expand and evolve:

| Building No | Use |
|-------------|--|
| 11 | Ancillary Production Offices |
| 12 | Set build up/ Filming / catering / welfare |
| 14 | Filming |
| 15 | Security office and access |

In respect of operating hours, it is proposed that these would be in accordance with condition no NS04 attached to the 2023 Permission i.e. 06.00 – 21.00 Monday to Friday and 08.00-16.00 Saturday, Sunday and Bank Holidays, unless otherwise agreed in writing with LBRuT.

Planning Assessment

Legislative and Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the purposes of these properties comprises the London Plan (2021) and LBRuT's adopted Local Plan (2018). Policies contained within the National Planning Policy Framework ('NPPF') would also be relevant as a material consideration in the determination of any application. Consideration has also been given to LBRuT's emerging Local Plan, which was consulted on (Regulation 18 consultation) between December 2021 and January 2022.

As the Site is within a conservation area and in proximity to listed buildings, consideration would need to be given to the relevant legislative requirements, namely Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. These sections require the decision maker to have special attention to how the proposals would affect the listed building or the conservation area.

Principle: Filming and ancillary office use

All existing buildings are subject to this application. The use proposed at the Site will not prejudice the Site's redevelopment as allocated under LBRuT Local Plan Site Allocation 24. Whilst the use proposed is no longer temporary, it would not be a use in perpetuity as it would be controlled and linked to any subsequent grant of the overall Masterplan Applications. This is proposed to be secured via legal agreement and we have included at Appendix 1 a draft Heads of Terms setting out a potential mechanism for further discussion with officers.

Adopted London Plan Policy HC5 seeks to support and enhance arts, culture, sport and entertainment. Part A(4) states that in Local Plans and planning decisions boroughs should **'consider the use of vacant properties and land for pop-ups or meanwhile uses for cultural and creative activities during the day and at night-time to stimulate vibrancy and viability and promote diversity in town centres, Cultural Quarters and other areas'** with paragraph 7.5.7 of the supporting text encouraging boroughs to support opportunities to use vacant buildings and land for meanwhile uses. Policy E8 part (A) states that employment opportunities across a diverse range of sectors should be promoted and supported. Film is part of an identified sector identified by the Mayor in his Economic Development Strategy as a sector where there are specific business growth opportunities.

Policy 22 (A) of LBRuT's emerging Local Plan encourages proposals for employment floorspace to support suitable workspace for the borough's locally significant and diverse sectors. Specific reference is made within the policy text to **"theatre, television and film studio capacity"**. Within the supporting text to Policy 25 (Affordable, flexible and managed workspace) there is also an acknowledgement that within the borough there is a lack of workspace for **"larger industrial units for creatives, local makers and film-related industries"**.

The proposed flexible use will enable and involve the creation and production of sets for internal and external film production, ancillary office use and all support and welfare functions associated with film production. This proposed use could be easily removed from the Site. Coupled with the proposed legal agreement to restrict use of the Site in connection with the Masterplan Applications, the application would therefore not prejudice the Site's wider redevelopment in accordance with the adopted Site Allocation. The

continued use of the Site for film production purposes would provide an appropriate and effective means of utilising the Site in the interim period between the cessation of brewery operations and its comprehensive redevelopment, as proposed under the Masterplan Applications.

In particular, the use of the Site for film production operations would specifically support a sector which has been identified by the Mayor and LBRuT as one which is significant. The proposals would help to support this sector, generate employment, and ensure that the Site is well-maintained. The use of the Site for this employment use should therefore be welcomed in principle.

Transport

Both the adopted (Local Plan Policy LP44) and the emerging Local Plan (Policy 47) encourage development to support sustainable modes of travel. In addition, the policies state that the Council will promote safe transport solutions which minimise the impact of development, including in relation to congestion, air pollution and carbon dioxide emissions. Local Plan Policy LP 45 requires developments to provide adequate parking to meet the needs of the development.

Stantec have prepared a technical Transport Note, dated February 2023, to support this application. This Note has considered the existing Site context and the proposed impacts on the transport network as a result of the proposed use. In respect of local public transport services and the surrounding highway network, Stantec conclude that the proposed use is not considered to generate a significant impact.

The Note also considers how employees will travel to and from the Site. It sets out that existing areas of hard standing will be utilised for car parking purposes, as per the previous temporary use permissions. An Outline Parking Management Plan provides further details regarding access to the Site and parking for vehicles. A Framework Travel Plan has also been submitted with this application to encourage staff of the proposed temporary use to utilise sustainable modes to travel to and from the Site.

In respect of servicing, an Outline Delivery and Servicing Plan has been submitted which demonstrates how servicing would be managed on Site. As noted previously, the proposals do not include any external works, save for the erection of film sets outside of the Maltings Building.

A separate Construction Management Plan has also been prepared by Stantec which sets out an overview of the expected construction and logistics activity on Site, and which considers traffic movements from any associated construction of the film sets.

Overall, Stantec's transport documents demonstrate that the proposed use is acceptable in transport terms as the existing road network can support the anticipated trip generation and the Site has adequate existing vehicle parking to support the proposed use. In addition, sustainable modes of travel to and from the Site will be encouraged.

Amenity

Watermans have reviewed the proposals and have prepared an Environmental Assessment Report, dated February 2023, which has been submitted in support of this application.

Through Local Plan Policies LP 8 and LP 10 (and emerging Policies 46 and 53), LBRuT encourage good design to ensure occupiers of new and existing buildings are protected in respect of amenity considerations. LBRuT will also seek to ensure that local environmental impacts of all development proposals do not lead to

detrimental effects on the health, safety and the amenity of existing and new users or occupiers. Watermans have accordingly considered the proposals in terms of impacts on i) noise and vibration; ii) air quality; and iii) land contamination, the conclusions of which have been summarised below. It should be noted that the considerations in respect of land contamination have been assessed in the submitted Preliminary Environmental Risk Assessment, prepared by Waterman, dated February 2023.

Noise and Vibration

Waterman have undertaken a thorough assessment of the potential acoustic and vibration impacts from the proposed use. As filming will take place within the existing buildings at the Site, Waterman consider that it is reasonable to assume that noise break-out from filming operations would be insignificant against the prevailing noise levels. The potential impact at the nearest noise sensitive receptor is therefore considered insignificant due to screening provided by the building envelopment and the intervening buildings surrounding the proposed external film set.

No external plant is proposed as part of the use of the Site. However, in the event that this is required in the future, Waterman have provided recommended plant noise limits. Watermans consider that, provided the recommended noise limits are satisfied by any future external plant introduced at the Site, the potential noise impacts would be insignificant.

Waterman have also considered the acoustic impacts from the development as a result of changes to traffic movements and concluded that any changes would be insignificant.

Overall, therefore the proposals are predicted to have an insignificant effect in terms of noise. It is therefore considered that the proposals are in accordance with the relevant amenity policy as they would not generate adverse impacts on local noise.

Air Quality

Waterman have considered the proposed use in respect of impacts on local air quality. In respect of power generation, it has been confirmed that power generation will be provided by existing mains power and no generator use is required. As such, air quality emissions from energy plant have not been considered.

In respect of impacts on air quality arising from a change to vehicle movements to and from the Site, Waterman conclude that these are not expected to give rise to air quality impacts.

Mitigation measures in terms of air quality are therefore not required and the proposed temporary use is considered acceptable in air quality terms. An Air Quality Neutral Assessment has also been prepared by Waterman, which concludes that the development would be Air Quality Neutral. It is therefore considered that the proposed works are in accordance with relevant planning policy.

Land Contamination

The submitted Preliminary Environmental Risk Assessment considers potential sources of contamination in the context of the proposed use of the Site for filming uses. It is concluded that given the proposed use, the overall risk rating for the Site is assessed as low.

It is therefore considered that the proposals have satisfied planning policy in considering potential contamination risks.

Biodiversity and Trees

LBRuT Local Plan Policy LP 15 states that the Council will protect the borough's biodiversity and support enhancements to biodiversity. Emerging Policy 39 states that development should deliver robust and measurable net gains for biodiversity. In respect of trees, adopted Policy LP 16 and emerging Policy 42 state that the Council will require the protection of existing trees, including during the course of development.

Waterman have provided information regarding impacts of the proposals upon local ecology, as set out within the submitted Environmental Assessment Report and Protected Species Report. The reports consider the impact of the proposals upon ecological habitats, birds and nesting birds, including the impact of the erection of external sets outside the Maltings building. The reports include relevant data in respect of ecological surveys which have been carried out on Site and suggest appropriate mitigation measures where relevant.

In respect of ecological enhancement, Waterman have prepared an Ecological Enhancement Statement which sets out the Applicant's commitment to providing ecological enhancement measures at Mortlake Green, which would be secured by legal agreement. The Statement also sets out that for the Masterplan Applications for the Site, a commitment has been given to achieve biodiversity net gain. The current film production proposals would not prejudice the delivery of the Site wide masterplan and these associated biodiversity enhancements (subject to the grant of planning permission).

In respect of trees, an Arboricultural Survey Report and Impact Assessment ('AIA') has been prepared by Waterman. No trees are proposed to be removed as part of the proposals. The AIA sets out relevant tree survey data. It considers that the proposed use of the Site would not have any greater impact on the existing trees than those caused by the historical use of the Site. Whilst it is not anticipated that specific tree protection measures will be required, guidance has been provided as to how any construction work could be carried out on Site in a manner which would protect the existing trees. The proposals would therefore protect existing trees, in line with planning policy.

Flood Risk

LBRuT Local Plan Policy LP 21 and emerging Policy 8 state that all developments should avoid, or minimise, contributing to all sources of flooding.

Waterman have prepared and submitted a Flood Risk Assessment Statement to accompany the application. The Assessment notes that the Site is located in Flood Zone 3, but due to its location being protected by the River Thames defences, the risk of flooding at the site is considered to be 'low'. The Assessment considers the Site context and the proposed use from a flood risk perspective. It is noted that the proposed filming use would be classified as a 'less vulnerable' use in flooding terms. It is also noted that there would be no change to the existing buildings or existing drainage network as part of the proposals. It is concluded therefore that there would be no significant adverse surface water drainage and flood risk effects arising as a result of the proposals.

Waterman have also prepared a Flood Warning and Evacuation Plan for the proposed use, in the event of flooding on Site.

It is therefore considered that the proposals would not contribute to sources of flooding, in line with planning policy.

Built Heritage and Open Space

Built Heritage

The Planning (Listed Buildings and Conservation Areas) Act 1990 at section 66 places a requirement for local authorities to give 'special regard' to the desirability of preserving listed buildings or their settings in the case of development affecting such an asset. In respect of conservation areas, section 72 states that special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area.

LBRuT Local Plan Policy LP 1 states that the high-quality character and heritage of the borough will need to be maintained and enhanced where opportunities arise. In respect of designated heritage assets, Policy LP 3 and emerging Policy 29 state that the significance of designated heritage assets in the borough will be conserved and enhanced. The significance, character and setting of non-designated heritage assets should be preserved and, where possible, enhanced as set out in Policy LP 4 and emerging Policy 30.

In terms of designated heritage assets, there are two conservation areas in the immediate vicinity of the Site and seven listed buildings located immediately adjacent to the Site. There are no listed buildings within the Site itself. In terms of designated heritage assets, the Site includes three heritage structures identified by LBRuT as 'Buildings of Townscape Merit', which include the Maltings Building (Building 9), the former Bottling Plant (Building 11) and the former Hotel (Building 10).

PCA Heritage have prepared a Heritage Impact Assessment which considers the impact of the proposals upon the designated and non-designated heritage assets. The effects have been assessed as ranging from negligible to minor adverse. PCA Heritage conclude that no significant adverse heritage effects will arise as a result of the proposed development.

In line with the relevant statutory tests, the proposals have considered the impact upon designated heritage assets. In line with planning policy, the proposals have also considered the impact upon non-designated heritage assets.

Open Space

Policy 14 of LBRuT's Local Plan requires that development outside of designated open land should consider any possible visual impacts on the character and openness of the land. The playing fields to the west of the Site are designated as Other Open Land of Townscape Importance ('OOLTI'). An Open Space Assessment and Public Open Space Assessment has accordingly been prepared and submitted alongside the application. This sets out that the proposals would not affect the OOLTI land either directly (as no structures / built development is proposed on the land), nor indirectly (as a note has been provided which shows that the external film sets will not be visible from the majority of the playing fields).

It is therefore considered that the proposals satisfy Policy 14 of the Local Plan.

Conclusion

This application seeks planning permission for the use of the Site for film production operations and ancillary activities. No external works are proposed save for the erection of external film sets within a defined area outside of the Maltings Building.

The proposed use would not prejudice the ability of the Site to deliver key planning benefits via its wider redevelopment (subject to the Masterplan Applications, which are pending). This would be controlled via a legal agreement. The use of the Site for film production uses would provide a valuable meanwhile use for the Site which will deliver employment, maintain the Site and help support a key sector which has been identified by both the Mayor and LBRuT as significant.

It has been demonstrated that the proposals would not create adverse effects in respect of transport, noise and vibration, air quality, land contamination, ecology and trees, flooding or built heritage. The proposals therefore would contribute to the generation of sustainable development, in line with NPPF. This letter has considered the proposals against the relevant planning policy context as set out within the development plan. The proposals are in accordance with the development plan.

Application Documents

Accordingly, the following documents have been submitted in support of this planning application:

1. Application forms and notices, prepared by Gerald Eve LLP;
2. CIL Additional Information Form, prepared by Gerald Eve LLP;
3. Plans as listed in Appendix 2 of this letter;
4. Operational Management Plan, prepared by the Gerald Eve LLP;
5. Transport Technical Note, prepared by Stantec (ref. TN029a, dated February 2023);
6. Outline Delivery and Servicing Plan, prepared by Stantec (ref. TN031a, dated February 2023);
7. Framework Travel Plan, prepared by Stantec (ref. TN032a, dated February 2023);
8. Outline Parking Management Plan, prepared by Stantec (ref. TN036a, dated February 2023);
9. Outline Construction Management Plan, prepared by Stantec (ref. TN037a, dated February 2023);
10. Environmental Assessment Report, prepared by Waterman (ref. WIE18671-116-R.19.2.1.EnvR, dated February 2023);
11. Protected Species Report, prepared by Waterman (ref. WIE18671-116-19-2-1-PSR, dated July 2023);
12. Ecological Enhancement Statement, prepared by Waterman (ref. WIE18671-116-R.19.2.1-EES, dated July 2023);
13. Flood Warning and Evacuation Plan, prepared by Waterman (ref. WIE18671-116-R-19-2-1-FWEP, dated February 2023);
14. Drainage Strategy Note, prepared by Waterman (ref. WIE18671-116-R.19.2.1, dated February 2023);
15. Flood Risk Assessment Statement, prepared by Waterman (ref. WIE18671-116-BN-19.2.1-FRA, dated February 2023);
16. Heritage Impact Assessment, prepared by PCA Heritage (ref. 10202/R01, dated 24 February 2023);
17. Wireline Visualisations of the Proposed External Filming Set, prepared by Waterman (dated February 2023);
18. Air Quality Neutral Assessment, prepared by Waterman (ref. WIE18671-116-R.19.2.2.AQN, dated February 2023);
19. Archaeology (Buried Heritage) Statement, prepared by Waterman (ref. WIE18671-116-R.19.2.1_Archaeology, dated February 2023);
20. Arboricultural Survey Report and Impact Assessment, prepared by Waterman (ref. WIE18671-116-R.19.2.1.ASR&IA, dated February 2023);
21. Preliminary Environmental Risk Assessment, prepared by Waterman (ref. WIE18671-116.R.19.1.1.PERA, dated February 2023);
22. Health Impact Assessment, prepared by Hatch Regeneris;
23. Foul Sewage and Utilities Statement, prepared by Hoare Lea (letter dated 30 January 2023);
24. Design and Access Statement, prepared by Gerald Eve (dated 02 March 2023);

25. Fire Statement, prepared by Marshall Fire (Rev 07, dated 01 March 2023);
26. Odour Assessment Report, prepared by Waterman (ref. WIE18671-116-R-19-2-1_Odour, dated February 2023);
27. Play & Child Occupancy Assessment, prepared by Gerald Eve (dated 02 March 2023);
28. Open Space Assessment and Public Open Space Assessment, prepared by Gerald Eve (dated 23 February 2023);
29. Community Engagement Statement, prepared by Gerald Eve (dated 21 March 2023);
30. Playing Field and Sports Facilities Assessment, prepared by Gerald Eve (dated 02 March 2023);
31. Daylight and Sunlight Note, prepared by EB7 (dated 23 January 2023);
32. Visual Assessment, prepared by Waterman (ref. WIE18671-116-TN.19.2.1-Visual Assessment, dated February 2023);
33. Energy Report, prepared by Gerald Eve (dated 21 March 2023).

The Community Infrastructure Levy (2010) Regulation 42 states that CIL liability does not arise when the internal area of new build is less than 100 square metres. The scheme does not propose any additional floorspace, therefore, the proposals are not CIL liable.

The requisite application fee for proposals of this nature is £2,092.00. This has been paid concurrent to the submission of the application via Planning Portal.

We look forward to receiving confirmation of validation of this application. In the meantime, please contact Suzanne Thurtle or Sophie Thomson of this office should you have any questions.

Yours faithfully



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Appendix 1 – Draft Heads of Terms

The Applicant anticipates entering into a legal agreement with LBRuT to secure the reasonable and necessary planning obligations associated with the proposed development in accordance with regulation 122 of the CIL Regulations and LBRuT’s Planning Obligations SPD (2020).

Some potential draft Heads of Terms for the legal agreement are set out below, which are to be discussed with LBRuT in due course:

- a) Restriction on use to ensure that the film production use and ancillary office activities would not prejudice the delivery of the Masterplan Applications. This could be structured as follows:

There would be a restriction on use so that the film production use and ancillary office activities would not be permitted to be continued to be implemented from the earlier of either:

- a. The third anniversary of the date of grant of the Masterplan Applications; or
- b. Five years from the date of the deed.

unless a film production/ancillary office use is on site at either of these points and the Council agrees in writing, acting reasonably, that the end date for the filming use/ancillary office activities could be extended to enable filming to complete.

- b) Travel Plan Monitoring Fee
- c) Ecological Contribution

Appendix 2 – Drawing Schedule

| Plan Name | Plan Reference | Prepared By |
|--|--------------------------------------|---------------------|
| Location Plan | JA12_ZO_P_00_005 | Squire and Partners |
| Temporary Use Application - Application Boundary (Site Location Plan) | JA12_ZO_P_00_013 - | Squire and Partners |
| Temporary Use Application - Existing Use Plan | JA12_ZO_P_00_014 - | Squire and Partners |
| Temporary Use Application - Proposed Use Plan | JA12_ZO_P_00_015 - | Squire and Partners |
| Temporary Use Application - Proposed Use Plan | JA12_ZO_P_00_012 - | Squire and Partners |
| Figure 2: Existing Buildings and Structures on the Site (Affordable Workspace) | WIE15582-108_GR_BN_2B | Waterman |
| Figure 2: Existing Buildings and Structures on the Site | WIE18671-113_GR_EnvR_2B | Waterman |
| STAG BREWERY, MORTLAKE SWEPT PATH ANALYSIS 10m RIGID | 38262-5501-131 Rev C | Stantec |
| STAG BREWERY, MORTLAKE SWEPT PATH ANALYSIS 16.5m ARTIC VEHICLE | 38262-5501-132 Rev C | Stantec |
| STAG BREWERY, MORTLAKE SWEPT PATH ANALYSIS HOOK LOADER SKIP TRUCK | 38262-5501-133 Rev C | Stantec |
| STAG BREWERY, MORTLAKE PROPOSED TEMPORARY CAR PARKING AND CYCLE STORAGE LOCATIONS | 38262/5501/145 Rev E | Stantec |
| Proposed Cycle Store Plan | JA12_ZO_P_00_011 - | Squire and Partners |
| PROPOSED SITE ELEVATION AA | G100_Z1_E_AA_002 - | Squire and Partners |
| PROPOSED SITE ELEVATION FF | G100_Z1_E_FF_002 - | Squire and Partners |
| PROPOSED SITE SECTION AA | G100_Z1_S_AA_002 - | Squire and Partners |
| PROPOSED SITE SECTION BB | G100_Z1_S_BB_002 - | Squire and Partners |
| EXISTING SITE ELEVATION AA | JA12_Z1_E_AA_002 - | Squire and Partners |
| EXISTING SITE ELEVATION FF | JA12_Z1_E_FF_002 - | Squire and Partners |
| Photograph of South of Site from Lower Richmond Road Showing Proposed External Film Sets | 18125-0701-230210-FilmUse-SouthPhoto | Squire and Partners |
| STAG BREWERY, MORTLAKE PROPOSED TEMPORARY CAR PARK | 38262/5501/151 - | Stantec |
| STAG BREWERY, MORTLAKE SWEPT PATH ANALYSIS HOOK LOADER SKIP TRUCK | 38262/5501/152 - | Stantec |
| EXISTING SITE ELEVATION XX | JA12_Z1_E_XX_001 - | Squire and Partners |
| PROPOSED SITE ELEVATION XX | JA12_Z1_E_XX_002 - | Squire and Partners |

