
**Lucy Thatcher
Development Control
London Borough of Richmond upon Thames
Civic Centre
44 York Street
Twickenham
TW1 3BZ**

12th October 2023

Reference: Waterfront Lighting and Lighting Masterplan– Letter of Conformity

Dear Lucy

On behalf of our client, Reselton Properties Limited, this letter has been written to consider the affect arising from a series of amendments which are now being made in respect of the pending planning application ref: 22/0900/OUT ('Application A') at the Former Stag Brewery, Lower Richmond Road, Mortlake, London ('the Site'). For the avoidance of doubt, no physical changes are proposed to a linked application ref: 22/0902/FUL ('Application B').

Background

Two applications for planning permission were submitted to the London Borough of Richmond upon Thames ('LBRuT') on 11 March 2022 for the masterplan redevelopment of the Site and are currently pending determination. Consultation with statutory and public consultees has been ongoing throughout this period.

On 19 July 2023 both applications were heard at LBRuT's Planning Committee. The LBRuT's Planning Committee resolved to approve both applications, subject to the provisions set out in the Officer's Report.

On 24 July 2023 the Secretary of State made a statement confirming the Government's intention to mandate second staircases in new residential buildings above 18 metres. This followed consultation on this matter where expert bodies advocated support for this threshold.

Matters for Substitution

Although no formal transition arrangements or legislation has been announced at this stage, the Applicant has taken the decision to make amendments to the scheme which will allow it to adhere to the forthcoming changes announced on the 24 July 2023 by the Secretary of State in relation to the Government's intention to mandate second staircases in new residential buildings above 18 metres.

In summary the proposed changes to the scheme relate to Application A only and comprise of alterations primarily focused on enhancing the alignment of external lighting with recent landscape improvements. This entails the incorporation of lighting fixtures into two additional sets of stairs situated within the access vicinity of blocks 8 and 12. The rationale behind this modification is to augment the accessibility of these buildings to the fire brigade. By illuminating

these staircases, we aim to bolster their usability and improve the efficacy of signage for individuals entering or evacuating the area during fire incidents.

Conclusion

Having reviewed the changes summarised above and included in the substituted plans and documents, our clear view is that the amendments do not materially affect the conclusions of our original Waterfront Lighting Strategy dated March 2022.

Yours sincerely

A handwritten signature in black ink, appearing to be 'MG', is written over a thin vertical line.

Michael Grubb
Managing Director + Founder