

The Planning Inspectorate

PLANNING APPEAL FORM (Online Version)

WARNING: The appeal **and** essential supporting documents **must** reach the Inspectorate within the appeal period. **If your appeal and essential supporting documents are not received in time, we will not accept the appeal.**

Appeal Reference: APP/L5810/W/23/3328268

A. APPELLANT DETAILS

The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name

Mr Matthew Allchurch

Address

Matthew Allchurch Architects Ltd
27 Ferry Road
TEDDINGTON
TW11 9NN

Preferred contact method

Email

Post



B. AGENT DETAILS

Do you have an Agent acting on your behalf?

Yes

No



Name

Mr Robin Harper

Company/Group Name

Harper Planning Consultants

Address

The Boathouse Design Studio
27 Ferry Road
TEDDINGTON
Middlesex
TW11 9NN

Phone number

02089730063

Email

robin@harperplanning.co.uk

Preferred contact method

Email

Post



C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority

Richmond Upon Thames London Borough Council

LPA reference number

21/3773/FUL

Date of the application

21/10/2021

Did the LPA validate and register your application?

Yes

No



Did the LPA issue a decision?

Yes No

Date of LPA's decision

14/04/2023

D. APPEAL SITE ADDRESS

Is the address of the affected land the same as the appellant's address?

Yes No

Does the appeal relate to an existing property?

Yes No

Address

Land Rear Of 189 To 207 And 189 Waldegrave Road
Teddington
Middlesex
TW11 8LX

Is the appeal site within a Green Belt?

Yes No

Are there any health and safety issues at, or near, the site which the Inspector would need to take into account when visiting the site?

Yes No

E. DESCRIPTION OF THE DEVELOPMENT

Has the description of the development changed from that stated on the application form?

Yes No

Please enter details of the proposed development. This should normally be taken from the planning application form.

Change of use and alterations to no.189 Waldegrave Road to create one ground floor commercial unit and 3 no. one-bedroom residential apartments; creation of a disabled car parking space on the Waldegrave Road frontage; demolition of all existing buildings at the rear of no. 189-207 Waldegrave Road and the erection of two residential blocks (one two-storey and a part two-, part three-storey building) comprising 15 no. residential apartments (8 x one bedroom and 7 x two-bedroom); erection of cycle storage and recycling structure; landscaping.

Area (in hectares) of the whole appeal site [e.g. 1234.56]

0.13 hectare(s)

Area of floor space of proposed development (in square metres)

10487 sq metre(s)

Does the proposal include demolition of non-listed buildings within a conservation area?

Yes No

F. REASON FOR THE APPEAL

The reason for the appeal is that the LPA has:

1. Refused planning permission for the development.
2. Refused permission to vary or remove a condition(s).
3. Refused prior approval of permitted development rights.
4. Granted planning permission for the development subject to conditions to which you object.
5. Refused approval of the matters reserved under an outline planning permission.
6. Granted approval of the matters reserved under an outline planning permission subject to conditions to which you object.
7. Refused to approve any matter required by a condition on a previous planning permission (other

than those specified above).

8. Failed to give notice of its decision within the appropriate period (usually 8 weeks) on an application for permission or approval.

9. Failed to give notice of its decision within the appropriate period because of a dispute over provision of local list documentation.

G. CHOICE OF PROCEDURE

There are three different procedures that the appeal could follow. Please select one.

1. Written Representations

(a) Could the Inspector see the relevant parts of the appeal site sufficiently to judge the proposal from public land? Yes No

(b) Is it essential for the Inspector to enter the site to check measurements or other relevant facts? Yes No

Please explain.

The development include new buildings behind the street frontage. The reasons for refusal relate to details that are not visible from the street.

2. Hearing

3. Inquiry

H. FULL STATEMENT OF CASE

[see 'Appeal Documents' section](#)

Do you have a separate list of appendices to accompany your full statement of case? Yes No

[see 'Appeal Documents' section](#)

(a) Do you intend to submit a planning obligation (a section 106 agreement or a unilateral undertaking) with this appeal? (Please attach draft version if available) Yes No

[see 'Appeal Documents' section](#)

(b) Have you made a costs application with this appeal? Yes No

[see 'Appeal Documents' section](#)

I. (part one) SITE OWNERSHIP CERTIFICATES

Which certificate applies?

CERTIFICATE A

I certify that, on the day 21 days before the date of this appeal, nobody, except the appellant, was the owner of any part of the land to which the appeal relates;

CERTIFICATE B

I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner of any part of the land to which the appeal relates, as listed below:

Owner's Name: john Miller Taylor
Address at which notice was served: 58 Ashleigh Avenue, Egham, Surrey
Date the notice was served: 22/08/2023

Owner's Name: Robert William Taylor

Address at which notice was served:

124 Montrose Avenue, Whitton, Middlesex

Date the notice was served:

22/08/2023

CERTIFICATE C and D

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D and attach it below.

I. (part two) AGRICULTURAL HOLDINGS

We need to know whether the appeal site forms part of an agricultural holding.

(a) None of the land to which the appeal relates is, or is part of, an agricultural holding.

(b)(i) The appeal site is, or is part of, an agricultural holding, and the appellant is the sole agricultural tenant.

(b)(ii) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as listed below.

J. SUPPORTING DOCUMENTS

01. A copy of the original application form sent to the LPA.

02. A copy of the site ownership certificate and agricultural holdings certificate submitted to the LPA at application stage (if these did not form part of the LPA's planning application form).

03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application.

04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.

05. (a) Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.

05. (b) A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.

05.(c) A list of all plans, drawings and documents upon which the LPA made their decision.

06. (a) Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application.

06. (b) A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.

07. A copy of the design and access statement sent to the LPA (if required).

08. A copy of a draft statement of common ground if you have indicated the appeal should follow the hearing or inquiry procedure.

09. (a) Additional plans, drawings or documents relating to the application but not previously seen by the LPA. Acceptance of these will be at the Inspector's discretion.

09. (b) A list of all plans and drawings (stating drawing numbers) submitted but not previously seen by the LPA.

10. Any relevant correspondence with the LPA. Including any supporting information submitted with your application in accordance with the list of local requirements.

11. If the appeal is against the LPA's refusal or failure to approve the matters reserved under an outline permission, please enclose:

- (a) the relevant outline application;
- (b) all plans sent at outline application stage;
- (c) the original outline planning permission.

12. If the appeal is against the LPA's refusal or failure to decide an application which relates to a condition, we must have a copy of the original permission with the condition attached.

13. A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA).

14. If the appeal is against the LPA's refusal or failure to decide an application because of a dispute over local list documentation, a copy of the letter sent to the LPA which explained why the document was not necessary and asked the LPA to waive the requirement that it be provided with the application.

K. OTHER APPEALS

Have you sent other appeals for this or nearby sites to us which have not yet been decided? Yes No

L. CHECK SIGN AND DATE

(All supporting documents must be received by us within the time limit)

I confirm that all sections have been fully completed and that the details are correct to the best of my knowledge.

I confirm that I will send a copy of this appeal form and supporting documents (including the full statement of case) to the LPA today.

Signature

Date

Name

On behalf of

The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 2018.

The Planning Inspectorate takes its data protection responsibilities for the information you provide us with very seriously. To find out more about how we use and manage your personal data, please go to our [privacy notice](#).

M. NOW SEND

Send a copy to the LPA

Send a copy of the completed appeal form and any supporting documents (including the full statement of case) not previously sent as part of the application to the LPA. If you do not send them a copy of this form and documents, we may not accept your appeal.

To do this by email:

- open and save a copy of your appeal form
- locating your local planning authority's email address:

<https://www.gov.uk/government/publications/sending-a-copy-of-the-appeal-form-to-the-council>

- attaching the saved appeal form including any supporting documents

To send them by post, send them to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA).

When we receive your appeal form, we will write to you letting you know if your appeal is valid, who is dealing with it and what happens next.

You may wish to keep a copy of the completed form for your records.

N. APPEAL DOCUMENTS

We will not be able to validate the appeal until all the necessary supporting documents are received.

Please remember that all supporting documentation needs to be received by us within the appropriate deadline for the case type. Please ensure that any correspondence you send to us is clearly marked with the appeal reference number.

You will not be sent any further reminders.

The documents listed below were uploaded with this form:

Relates to Section:	FULL STATEMENT OF CASE
Document Description:	A copy of the full statement of case.
File name:	Waldegrave Mews - Statement of Case final.pdf
Relates to Section:	FULL STATEMENT OF CASE
Document Description:	A separate list of appendices to accompany your full statement of case
File name:	appendix 9.pdf
File name:	appendix 1.pdf
File name:	appendix 7.pdf
File name:	appendix 4.pdf
File name:	appendix 3.pdf
File name:	appendix 8.pdf
File name:	appendix 5.pdf
File name:	appendix 6.pdf
File name:	appendix 2 PART TWO.pdf
File name:	appendix 2 PART ONE.pdf
Relates to Section:	FULL STATEMENT OF CASE
Document Description:	A planning obligation (a section 106 agreement or a unilateral undertaking).
File name:	Unilateral Undertaking Waldegrave Road Car Club Final.docx
File name:	Unilateral Undertaking Waldegrave Road Affordable Housing Final Draft.docx
File name:	Unilateral Undertaking Waldegrave Road Restriction on Street Parking Permits Final.docx
File name:	Unilateral Undertaking Waldegrave Road Various Contributions Final (TP).docx
Relates to Section:	FULL STATEMENT OF CASE
Document Description:	A copy of the costs application.
File name:	RH - COSTS WALDEGRAVE 21-3773-ful.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	01. A copy of the original application sent to the LPA.
File name:	ApplicationForm.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application.
File name:	decison notice.pdf
File name:	Waldegrave officers report.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or

	controlled by the appellant (if any) edged or shaded blue.
File name:	MA014-MAA-XX-DR-A-01001-LocationPlan-P02.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	05.a. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
File name:	MA014-MAA-XX-DR-A-01002-ExistingBlockPlan-P02.pdf
File name:	MA014-MAA-XX-DR-A-01011-ExistingSiteElevations-P01.pdf
File name:	MA014-MAA-XX-DR-A-01051-ExistingFloorPlans-P02.pdf
File name:	MA014-MAA-Drawing Transmittal-P01.pdf
File name:	MA014-MAA-XX-DR-A-01001-LocationPlan-P02.pdf
File name:	Proposed roof plan-DR-A-02104-GA-_Lvl03R-P02.pdf
File name:	Proposed elevations cycle store - DR-A-24001-GA_ProposedRefuseCycle-P01.pdf
File name:	Proposed block plan first floor-DR-A-01102-_Lvl01-P05.pdf
File name:	Proposed second floor plan -DR-A-02103-GA-_Lvl02-P07.pdf
File name:	Proposed block plan second floor -DR-A-01103-_Lvl02-P05.pdf
File name:	Proposed block plan roof level -DR-A-01104 _Lvl03R-P02.pdf
File name:	Proposed ground floor DR-A-02101-GA_Lvl00-P08.pdf
File name:	Proposed elevations block A-DR-A-04101-GA-BlkA-P05.pdf
File name:	Proposed elevations block C-DR-A-04121-GA_ProposedElevations_Blkc-P05.pdf
File name:	Proposed elevations block B- DR-A-04111-GA_BlkB-P05.pdf
File name:	Proposed site elevations DR-A-01111--P01.pdf
File name:	Proposed first floor plan-DR-A-02102-GA-_Lvl01-P07.pdf
File name:	Proposed block plan ground floor -DR-A-01101-_Lvl00-P07.pdf
File name:	Waldegrave Planning Statement final submission.pdf
File name:	Adena Design Fire Safety Strategy Waldegrave Flats Teddington MAA Oct21.pdf
File name:	Air Quality Report - V1RevA.pdf
File name:	189 Waldegrave Mews - Desktop Health Impact Assessment - FINAL - v2 - 11.10.21.pdf
File name:	Building Performance Specification and SAP Summary Report - Green_Part L1A V1RevC.pdf
File name:	CIL Form Signed Waldegrave Road.pdf
File name:	Biodiversity Net Gain Assessment.pdf
File name:	Construction Management Plan.pdf
File name:	Daylight and Sunlight Appraisal - V1RevA.pdf
File name:	Energy and Sustainability Statement_Waldegrave Road Richmond_V1RevB.pdf
File name:	Financial Viability Appraisal_Final- FVA wih Appendices.pdf
File name:	Drainage Report.pdf
File name:	notice1.pdf
File name:	Urban Greening Factor.pdf
File name:	Internal Daylight Report -V1RevA.pdf
File name:	Overheating Analysis -V1RevA.pdf
File name:	Tree Report final.pdf
File name:	Noise and Vibration Assessment.pdf
File name:	Marketing Report.pdf
File name:	Preliminary Geotechnical Risk Assessment- Desk Study.pdf
File name:	Transport Statement.pdf
File name:	Preliminary Ecological Appraisal.pdf
File name:	5896 - Waldegrave Mews - PEA - 2110-08sc-Part1.pdf
File name:	P3605J2306 - Waldegrave Motors - Desk Study Apps-Part1.pdf
File name:	P3605J2306 - Waldegrave Motors - Desk Study Apps-Part2.pdf
File name:	P3605J2306 - Waldegrave Motors - Desk Study Apps-Part4.pdf
File name:	5896 - Waldegrave Mews - PEA - 2110-08sc-Part2.pdf
File name:	P3605J2306 - Waldegrave Motors - Desk Study Apps-Part3.pdf

File name:	TP01 - 17020LBR Travel Plan Statement 2021-12-07.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	05.b. A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.
File name:	Waldegrave Road - Supporting Documents - Planning Portal.pdf
File name:	Waldegrave Mews appeal document list.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	06.a. Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application (e.g. drawings for illustrative purposes).
File name:	position statement R1.docx
File name:	LT01 17020LBRWaldegrave Road 2022-05-31.pdf
File name:	William Testerman 22 August.pdf
File name:	20220805_Waldegrave Mews_Affordable Housing Letter (inc Appendices).pdf
File name:	MA014-MAA-PP-A-DAS-Addendum-P02-LowQ-Part-2.pdf
File name:	MA014-MAA-PP-A-DAS-Addendum-P02-LowQ-Part-1.pdf
File name:	P3508J2313 Waldegrave Mews Drainage Report Rev 3.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	07. A copy of the design and access statement sent to the LPA.
File name:	MA014-MAA-PP-A-DAS-P02-Part1.pdf
File name:	MA014-MAA-PP-A-DAS-P02-Part2.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	10. Any relevant correspondence with the LPA, including any supporting information submitted with your application in accordance with the list of local requirements.
File name:	VALIDATION LETTER.pdf
File name:	MM SRE CV 20.04.2023 (MAA).pdf
File name:	MA014-MAA-XX-DR-A-01103-ProposedBlockPlan_Lvl02-P07.pdf
File name:	MA014-MAA-XX-DR-A-01121-ProposedSiteSections-P02.pdf
File name:	MA014-MAA-XX-DR-A-01102-ProposedBlockPlan_Lvl01-P07.pdf
File name:	MA014-MAA-XX-DR-A-01101-ProposedBlockPlan_Lvl00-P09.pdf
File name:	Paul Chadwick 30th June 2023.pdf
File name:	DECSION REVIEW NOTE.pdf
File name:	P3508J2313 Waldegrave Mews Drainage Report Rev 04.pdf
File name:	Snellers email (unit size).pdf
Completed by	MR ROBIN HARPER
Date	22/08/2023 16:29:46