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Grace Edwards
Richmond Upon Thames Council
Planning Department
Civic Centre
44 York Street
Twickenham
TW1 3BZ

06 June 2024

LW/TF – 22/486
VIA PLANNING PORTAL

Dear Grace,

AVALON HOUSE, 72 LOWER MORTLAKE ROAD, RICHMOND, TW9 2JY
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION FOR FULL PLANNING PERMISSION

We write on behalf of our client, Stagecoach Pension Trustee Company Ltd & The Stagecoach Pension Trustee Company (No.2) Ltd (‘the Applicant/o Barings Real Estate, enclosing an application for full planning permission for development at Avalon House, 72 Lower Mortlake Road, Richmond, TW9 2JY.

This letter outlines the proposed description of development, lists the supporting documentation submitted with the application, and sets out the application fee that has been paid.

Description of development

This application seeks full planning permission and advertisement consent for the following description of development:

Remove the existing roof and erection of a roof extension at fourth floor and rear extensions to floors ground – four to accommodate additional commercial floorspace (Class E), provision of rear and rooftop terraced amenity spaces, alterations to the ground floor entrance, recladding and remodelling of the façade, landscaping improvements to the rear carparking area, provision of end of journey and cycle parking facilities, associated building servicing and sustainability improvements, and other associated works.

Application submission

In support of the application, the following supporting information, drawings and technical documentation are provided:

- Planning Application Forms and Certificate of Ownership, prepared by Iceni Projects
- Planning Statement, prepared by Iceni Projects
- CIL Form, prepared by Iceni Projects

- Site Location Plan, prepared by Anomaly
- Proposed and Existing Floorplans, Elevations and Sections, prepared by Anomaly
- Design and Access Statement, prepared by Anomaly
- Noise Assessment, prepared by Hoare Lea
- Daylight and Sunlight Assessment, prepared by Development and Light
- Transport Assessment, prepared by Icen Projects
- Outline Construction Management Plan, prepared by Icen Projects
- Delivery and Servicing Plan, prepared by Icen Projects
- Framework Travel Plan, prepared by Icen Projects
- Fire Safety Statement, prepared by Hoare Lea
- Energy and Sustainability Statement, prepared by Hoare Lea
- Whole Life Carbon and Circular Economy Statement, prepared by Hoare Lea
- Flood Risk Assessment and Sustainable Drainage Strategy, prepared by Elliot Wood
- Arboricultural Impact Assessment, prepared by Hayden's Arboricultural Consultants
- Statement of Community Engagement, prepared by Icen Projects
- Air Quality Assessment, prepared by Air Quality Consultants
- Biodiversity Net Gain Assessment, prepared by Arbtech
- Preliminary Ecological Appraisal and Roost Assessment, prepared by Arbtech

Application fee

The application has been submitted via the Planning Portal and the application fee of £8,162 was paid when the application was submitted. This fee was calculated on the basis of:

- The creation of 992 sqm of new floorspace (Gross External Area)
- The erection, alteration and replacement of plant or machinery on a site area of 3,066.5 sqm.

Summary

We trust this is in order and we look forward to receiving confirmation of registration and validation at the earliest opportunity. Should you have any queries, please contact Tim Fleming at this office.

Yours sincerely,

Icen Projects Ltd.

ICENI PROJECTS LTD

Enc:
As listed above