

13 May 2024

London Borough of Richmond Upon Thames  
Civic Centre  
44 York Street  
Twickenham  
TW1 3BZ

Gainsborough House  
59-60 Thames Street  
Windsor  
SL4 1TX

Dear Sir / Madam,

## **Re: Submission of Application for Planning Permission for the Variation of Planning Permission 21/0094/FUL at Twickenham Film Studios, The Barons, Twickenham**

This letter is written in support of an application for planning permission made by Twickenham Studios Limited ("the applicant"), to vary the planning permission granted by the London Borough of Richmond Upon Thames ("the Council") under reference 21/0094/FUL at Twickenham Film Studios, The Barons, Twickenham ("the application site").

This letter sets out a summary of the background, including the approved scheme and then describes the variation which is now proposed. This application is made under s.73 of the Town and Country Planning Act (1990) ("the 1990 Act"). An additional application is also submitted to the Council under s.96a of the 1990 Act which proposes the necessary amendment to the description of the proposed development.

The variation proposed to be made to the permission does not seek to alter the buildings, extensions or alterations originally approved by the Council, but rather seeks a phased planning permission, giving the applicant an opportunity to implement the permission and undertake works when possible around studio bookings.

Submitted with this application is a Phasing Plan by Hollaway, a Phasing Plan Development document by Hollaway (ref: 18.141), a Construction Method Statement by Logic PM, a Preliminary Ecological Appraisal by Elite Ecology and a completed CIL Form.

### **Background**

Under reference 21/0094/FUL, the Council granted planning permission for the following development:

*"Erection of a new four-storey block (Block A), comprising a ground floor cafe (Use Class E(b)) with the upper floors in office use (Use Class E(g)(i)) at the front corner of St Margarets Road and The Barons, together with the partial demolition of Block C and the construction of a single storey extension, the construction of an additional storey and external stair access to Block E, the construction of an additional storey above Block H and the refurbishment and modernisation of all existing blocks within the site along with new signage."*

The permission was dated 14 January 2022 and is subject to 32 planning conditions and 5 obligations within the associated s.106 agreement.

In April 2023, a request for pre-application advice was submitted to the Council, describing the variation proposed to the planning permission. A meeting was held with officers on 7 September, during which it was discussed and provisionally agreed what changes would be required in order to facilitate the phased delivery of the development.

## **The proposal**

The existing permission is designed as a single phase development, but given existing bookings and commitments the Studio has in place, it is impractical for the works to be carried out in a single phase. Rather, because bookings span multiple years, the works approved under the extant permission need to be fragmented into smaller, manageable parts which can be undertaken as part of the phased development of the site.

Accompanying this application is a Phasing Plan, which sets out 8 separate phases of works which could then be implemented over time when studio bookings allow. The Phasing Plan Development document (ref: 18.141) adds details to the submitted plan, explaining the approved developments in detail and clarifying that no change is proposed to be made to the approval.

The applicant is keen to progress initial works to enhance the site's appearance and therefore, Phase 1 will comprise the improvement to the boundary wall along The Barons together with landscaping improvements. Phases 2 to 7 then comprise the extension and enhancement of existing buildings on the site with Phase 8 comprising the construction of the new building (Block A) to the site's front corner.

To facilitate these changes, it is considered that the following changes will need to be made to the planning permission:

1. The description of development will need to be amended under s.96a to include reference to the works to the boundary wall and this being a phased development. As noted above, this application is submitted concurrently.
2. Condition U0117515 (approved plans) will need to be varied to include reference to the Proposed Phasing Plan.
3. Condition U0117516 (Construction Method Statement) should be varied to cover only the works approved under Phases 2 to 8. A further separate compliance condition should be added into the permission, requiring that Phase 1 is carried out in accordance with the Construction Method Statement submitted with this application.
4. Condition U0117517 (Ecological Construction Management Plan) should be varied so as to allow Phase 1 to be undertaken in accordance with the Preliminary Ecological Appraisal submitted with this application, which confirms that the development will not have any ecological impacts. A condition should then be added into the permission, requiring the submission of a further Ecological Report for approval prior to the commencement of Phases 2 to 8.
5. Condition U0117518 (Arboricultural Method Statement) should be varied as the proposed works shown within Phase 1 will not have any impact on the trees to be retained. As such, the condition should be varied with a trigger point of Phase 2 onwards.

6. Condition U0117520 (Sustainable Drainage Strategy) will also need to be varied on the basis that the works to the boundary wall will not involve any ground works. The CMS submitted with the application makes clear that Phase 1 can be carried out using hand tools only and should be complete within 6 weeks. The condition is directed at the more substantial elements of work proposed within the site and as such, the trigger point should again be varied to Phase 2 onwards.

The other conditions within the permission relate to works associated with specific Blocks and as such are not necessary to vary as part of these planned changes.

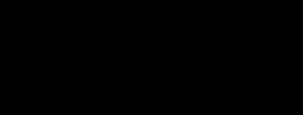
In addition to the above, a Deed of Variation to the s.106 agreement will be required to ensure that the trigger point for the obligations is fairly and reasonably related to the planning permission and the timing of delivery of the proposed phases.

## **Summary**

The variation of the planning permission being proposed by the applicant does not bring about any change to the development at the site which has already been approved by the Council. Rather, now that the applicant is planning to start works delivering the enhancements to the Studios, the creation of a phased permission will facilitate this being done in a flexible, streamlined and efficient way, which works around existing bookings and commitments.

Should officers have any questions concerning the above, the additional information submitted with this application, or the phasing which is proposed, please do not hesitate to contact me and I will be happy to assist.

Yours faithfully,



**Mark Batchelor**  
**Founding Director**  
**07927 133888**  
[mark@4typlanning.co.uk](mailto:mark@4typlanning.co.uk)