

## Kreena Patel

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**From:** Chard, James (Cllr)  
**Sent:** 12 August 2024 12:10  
**To:** Kreena Patel  
**Cc:** Neden-Watts, Julia (Cllr); O'Shea, Stephen (Cllr)  
**Subject:** Fw: Re Planning Application 24/1662/FUL - Backland development at Sion Court  
**Attachments:** LASCRA Objections to Planning App Sion Court 24.1662.FUL 2024.pdf

Official

Dear Kreena,

I hope you're keeping well.

I have received the following from the residents' association at Sion and Lebanon Courts regarding their opposition to a planning application (24/1662/FUL).

Regrettably, this slipped my attention when the weekly list came around on 26<sup>th</sup> July. However, I believe we are still just within the 21 day period for a ward councillor to refer a matter to the Planning Committee and I would like to do so (although only if it is recommended for approval).

Given the application is substantively similar to that refused by the Council a couple of years ago (reference 22/1757/FUL), with the decision being upheld by the Planning Inspectorate, my reasons reflect the grounds for refusal at that time:

1. Harm to the outlook of 19 Lebanon Park and 9 Ferry Road contrary to Local Plan policy LP8.
2. Inadequacy of internal and garden space standards for future occupiers of the development contrary to London Plan policy D6.
3. Impact on protected trees contrary to Local Plan policy LP16.
4. Adequacy of affordable housing provision under Local Plan policy LP36.

Whilst I appreciate that there have been minor changes to the proposals which may in theory change the planning balance, I consider the issues raised are sufficiently substantive that they should be referred to Committee for a decision should the recommendation move from refusal to approval this time.

I am copying in my ward colleagues, Cllr Neden-Watts and Cllr O'Shea. This is simply to make them aware of the request - I have not discussed it with them, and both are Planning Committee members and are likely to wish to avoid offering a view.

Best wishes,

James

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Cllr. James Chard  
Twickenham Riverside ward

57 Grosvenor Road, TW1 4AD  
Tel: 078 1794 8807

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**From:** LASCRA Committee <LASCRA@outlook.com>

**Sent:** 11 August 2024 16:12

**To:** Chard, James (Cllr) <Cllr.J.Chard@richmond.gov.uk>; Neden-Watts, Julia (Cllr) <Cllr.J.Neden-Watts@richmond.gov.uk>; O'Shea, Stephen (Cllr) <Cllr.S.OShea@richmond.gov.uk>

**Cc:** munira.wilson.mp@parliament.uk <munira.wilson.mp@parliament.uk>

**Subject:** Re Planning Application 24/1662/FUL - Backland development at Sion Court

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Dear Councillors Chard, Neden-Watts and O'Shea

I am writing to you on behalf of Lebanon and Sion Courts Residents' Association (LASCRA) regarding receipt of a planning application 24/1662/FUL for the development of 5 homes on existing garages partly used for the storing of residents' bicycles. The garages are in a poor state of repair as the owner has deliberately not undertaken any repairs to them to support their demolition and profit from providing expensive market housing that will be unaffordable to most local residents. This is one of a series of similar applications by the owner over a number of years which, apart from one application in 2013 for 3 homes, have been refused by the Council, with the refusal being upheld by the Planning Inspectorate. The developer continues to work on the basis that by continually tweaking the scheme but still providing the same number of homes the Council will cave in.

LASCRA are extremely appreciative of the support and comments Cllr Chard gave to LASCRA in objecting to the previous planning application, and for information we attach LASCRA's draft objection letter to the latest proposals. If it would be helpful for you to visit and inspect the site, members of the LASCRA committee would be happy to arrange at your convenience.

I look forward to your response to yet another application by this company.

On behalf of LASCRA