

PH/CO/DP4410  
29/08/2024

FAO Thomas Faherty  
London Borough of Richmond upon Thames  
Development Control  
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Dear Thomas,

**GREGGS AND NO.2 GOULD ROAD, GOULD ROAD, TWICKENHAM, TW2 6RT**

**SUBMISSION OF DETAILS PURSUANT TO THE DISCHARGE OF CONDITION U0179128 OF PLANNING PERMISSION REF: 22/2556/FUL**

On behalf of our client, London Square Developments Ltd please find enclosed an application for the discharge of Condition U0179128 of planning permission ref. 22/2556/FUL granted on the 14 June 2024 for the following description of development:

*'Demolition of existing buildings (with retention of a single dwelling) and redevelopment of the site to provide up to 116 residential units and 175 sqm commercial floorspace (Use Class E(g)) with associated hard and soft landscaping, car parking and highways works and other associated works.'*

Condition U0179128 attached to the above permission (as amended by NMA application ref. 24/1954/NMA) states the following:

*U0179128 Programme of Construction*

*A programme for the construction of the development shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. This programme shall ensure the following:*

*a. The construction of the proposed 175sqm commercial unit (Class E) shall be completed so as to be available for occupation prior to the first occupation of any residential unit hereby approved.*

*b. The construction of the proposed 58 affordable housing units, comprising 47 social rented units and 11 shared ownership units, shall be completed so as to be available for occupation prior to the first occupation of more than 50 market housing units.*

*REASON: To ensure that the proposal complies with employment and affordable housing policies*



Due to the nature of the site, being a narrow plot with limited access points, the phasing of construction means that the affordable housing units will need to be developed in the later half of the construction programme therefore leading to significant extended vacancy of the open market units which are needed to be constructed ahead of the affordable housing units. As per the above condition and accompanying S106, London Square will retain any plots over the maximum allowed occupancy of 50 as stock plots until such point that all affordable plots have been completed.

The following material has been submitted alongside this letter in order to discharge the above conditions:

1. A completed Application Form prepared by DP9 Ltd.
2. Development Staging Programme prepared by London Square
3. Development Staging Plans prepared by London Square

The fee has been calculated at £215.00 (incl. VAT) which has been paid and submitted via the Planning Portal.

We trust that the submitted information is sufficient to discharge the above condition however, should you require any further information or have any further questions, please do not hesitate to contact Charlotte Orrell at this office.

Yours faithfully

*DP9 Ltd.*

**DP9 Ltd.**