

Place Division / Development Management

Web: www.richmond.gov.uk/planning
Email: envprotection@richmond.gov.uk
Tel: 020 8891 1411
Textphone: 020 8891 7120



Amon Yiu
Carter Jonas
One Chapel Place
London
W1G 0BG
United Kingdom

Letter Printed 6 September 2024

FOR DECISION DATED
6 September 2024

Dear Sir/Madam

The Town and Country Planning Act 1990, (as amended)
Decision Notice

Application: 24/1569/VRC
Your ref: Eton House - S73
Our ref: DC/JMA/24/1569/VRC/VRC
Applicant: C/O Carter Jonas C/O Carter Jonas
Agent: Amon Yiu

WHEREAS in accordance with the provisions of the Town and Country Planning Act 1990 and the orders made thereunder, you have made an application received on **20 June 2024** and illustrated by plans for the permission of the Local Planning Authority to vary condition(s) of the Planning Permission for land situated at:

Eton House 18 - 24 Paradise Road Richmond

for

Variation of planning approval 22/1025/FUL - Condition U0137851 (Approved Plans) to allow for changes to elevational treatment, detailing at basement/ground/roof floors, gate design, additional smoke extract and reconfiguration of internal layouts

NOW THEREFORE WE THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF RICHMOND UPON THAMES acting by the Council of the said Borough, the Local Planning Authority HEREBY GIVE YOU NOTICE pursuant to the said Act and the Orders made thereunder that permission to develop the said land in accordance with the said application is hereby **GRANTED** subject to the conditions and informatives summarised and listed on the attached schedule.

Yours faithfully

A handwritten signature in black ink, appearing to read 'R. Angus', with a long horizontal flourish extending to the right.

Robert Angus
Head of Development Management

SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 24/1569/VRC

APPLICANT NAME

C/O Carter Jonas C/O Carter Jonas
C/O Carter Jonas
C/O Carter Jonas
W1G 0BG
C/O Carter Jonas

AGENT NAME

Amon Yiu
One Chapel Place
London
W1G 0BG
United Kingdom

SITE

Eton House 18 - 24 Paradise Road Richmond

PROPOSAL

Variation of planning approval 22/1025/FUL - Condition U0137851 (Approved Plans) to allow for changes to elevational treatment, detailing at basement/ground/roof floors, gate design, additional smoke extract and reconfiguration of internal layouts

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

U0188415	Approved Drawings
U0188416	Materials
U0188417	Fire Safety
U0188418	NRMM
U0188419	Use of Roof
U0188420	Hard and Soft Landscaping
U0188421	Sustainability
U0188422	Vehicular Gates
U0188423	Terrace Hours
U0188424	Mechanical Noise
U0188425	Music
U0188426	Refuse Arrangements
U0188427	Cycle Parking
U0188428	Biodiverse Green Wall
U0188429	Ecological Enhancements
U0188430	Drainage Design
DV40B	Travel Plan
U0188431	Privacy Screening
U0188432	Use of Terrace

INFORMATIVES

U0093963	NPPF Approval Para. 38-42
U0093964	Composite Informative
IL13	Section 106 agreement
U0093969	Thames Water
U0093968	CIL liable

DETAILED CONDITIONS AND INFORMATIVES

DETAILED CONDITIONS

U0188415 Approved Drawings

The development hereby permitted shall be carried out in accordance with the following approved plans and documents, where applicable.

ETN-DAA-XX-ZZ-DR-A-(PL)01205_P01; ETN-DAA-XX-ZZ-DR-A-(PL)03204_P03; ETN-DAA-XX-ZZ-DR-A-(PL)03301_P02; ETN-DAA-XX-ZZ-DR-A-(PL)03302_P02; ETN-DAA-XX-ZZ-DR-A-(PL)03303_P02; ETN-DAA-XX-ZZ-DR-A-(PL)03400_P02 ; ETN-DAA-XX-ZZ-DR-A-(PL)03401_P03; ETN-DAA-XX-ZZ-DR-A-(PL)03402_P02; ETN-DAA-XX-ZZ-DR-A-(PL)03403_P02; ETN-DAA-XX-ZZ-DR-A-(PL)03404_P02; ETN-DAA-XX-ZZ-DR-A-(PL)03405_P02 received on 01/07/22 under application Approved within application ref: 22/1025/FUL

ETN-LUX-XX-00-DR-X-0001 C01 Glazed Smoke Outlet Panel in construction type P.150/100; ETN-DAA-XX-B1-DR-A-(PL)031B1 Rev P03 PL-Planning Basement 1; ETN-DAA-XX-ZZ-DR-A-(PL)03201 Rev P04 PL-Planning East Elevation - Proposed; ETN-DAA-XX-01-DR-A- (PL)03101 Rev P03 PL-Planning First Floor Plan; ETN-DAA-XX-04-DR-A- (PL)03104 Rev P04 PL-Planning Fourth Floor Plan; ETN-DAA-XX-00-DR-A- (PL)03100 P05 PL-Planning Ground Floor Plan; ETN-DAA-XX-ZZ-DR-A-(PL)03205 Rev P02 PL-Planning Proposed - North Elevations; ETN-DAA-XX-05-DR-A- (PL)03105 Rev P03 PL-Planning Roof Plant Plan; ETN-DAA-XX-02-DR-A- (PL)03102 Rev P03 PL-Planning Second Floor Plan; ETN-DAA-XX-ZZ-DR-A-(PL)03202 Rev P04 PL-Planning South Elevation - Proposed; ETN-DAA-XX-03-DR-A- (PL)03103 Rev P03 PL-Planning Third Floor Plan; ETN-DAA-XX-ZZ-DR-A-(PL)03203 Rev P03 PL-Planning West Elevation - Proposed received on 20 June 2024.

REASON: To accord with the terms of the application, for the avoidance of doubt and in the interests of proper planning.

U0188416 Materials

The external surfaces of the building(s) (including fenestration) and, where applicable, all areas of hard surfacing shall not be constructed other than in accordance with the materials approved under application reference 22/1025/DD03 and 22/1025/DD10 unless otherwise agreed in writing.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality

U0188417 Fire Safety

The development must be carried out in accordance with the provisions of the Fire Safety Statement received by the Council on 28th March 2022 (22/1025/FUL) unless otherwise approved in writing by the Local Planning Authority.

REASON: To ensure that the development incorporates the necessary fire safety measures in accordance with the Mayor's London Plan Policy D12.

U0188418 NRMM

During onsite construction of any phase of development, all non-road transportable industrial equipment or vehicles which are fitted with an internal diesel powered compression ignition engine between 37 and 560KW and not intended for transporting goods or passengers on roads are required to meet Stage IIIB of EU Directive 97/68/E and be NRMM registered. Such vehicles must be run on ultra low sulphur diesel (also known as ULSD 'cleaner diesel' or 'green diesel').

"Ultra low sulphur diesel" means fuel meeting the specification within BS EN 590. Where these standards are succeeded, they should be applied when reasonable.

Exemptions to these standards may be granted for specialist equipment or for equipment with alternative emission reduction equipment or run on alternative fuels. Such exemptions shall be applied for in writing to the local planning authority in advance of the use of such vehicles, detailing the reasons for the exemption being sought and clearly identifying the subject vehicles. Exemptions that are granted will be in writing and such vehicles must not be used until written exemption has been issued by the local planning authority.

No vehicles or plant to which the above emission standards apply shall be on site, at any time, whether in use or not, unless it complies with the above standards, without the prior written consent of the local planning authority.

Reason: To protect the amenity of future occupants and/or neighbours

U0188419 Use of Roof

With the exception of the outdoor terraces at ground and fourth floor as indicated on the drawings, the roof of the building shall not be used for any purpose other than as a means of escape in emergency or for maintenance of the building.

REASON: To safeguard the amenities of the adjoining premises and the area generally.

U0188420 Hard and Soft Landscaping

All hard and soft landscaping works shall be carried out in accordance with details approved under application reference 22/1025/DD08 and in any event prior to the occupation of the development.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality and to preserve and enhance nature conservation.

U0188421 Sustainability

a) The development hereby approved shall achieve BREEAM Rating 'Excellent'; in accordance with the terms of the application & the requirements of the BREEAM Guide (or such national measure of sustainability for design that replaces that scheme).

b) The development hereby approved shall achieve a 35% reduction in Carbon Dioxide emissions beyond the existing building baseline.

REASON: In the interests of promoting sustainable forms of developments and to meet the terms of the application.

U0188422 Vehicular Gates

The vehicular gates should not be closed at the times to be specified in 'Delivery and Servicing Management Plan' which has been approved in writing under application reference 22/1025/DD07.

REASON: In the interests of highway safety together with the amenity of the area and in the operation of the public highway and air quality

U0188423 Terrace Hours

The outdoor terraces should not be used for purposes other than maintenance outside of the hours 08:00-19:00.

REASON: To safeguard the amenities of the adjoining premises and the area generally.

U0188424 Mechanical Noise

a) Mechanical services plant including heating, ventilation and air conditioning (HVAC) and kitchen extraction plant to which the application refers, shall not be installed or operated other than in accordance with the details approved under application reference 22/1025/DD04 and 22/1025/DD11

b) The plant shall be supported on adequate proprietary anti-vibration mounts to prevent the structural transmission of vibration and regenerated noise within adjacent or adjoining premises, and these shall be so maintained thereafter

REASON: In order to safeguard the amenities of neighbouring residents.

U0188425 Music

The playing of live or recorded music or use of amplified public address systems within the terraces and gardens is prohibited at all times.

REASON: To safeguard the amenities of the occupiers of the adjoining residential properties

U0188426 Refuse Arrangements

No refuse or waste material of any description shall be left or stored anywhere on the site other than within a building or refuse enclosure. as described in 22/1025/DD07.

REASON: To safeguard the appearance of the property and the amenities of the area.

U0188427 Cycle Parking

No part of the extensions hereby approved shall be occupied until internal cycle parking facilities have been provided in accordance with drawing ETN-DAA-XX-B1-DR-A-(PL)031B1_P03.

REASON: To accord with this Council's policy to discourage the use of the car wherever possible.

U0188428 Biodiverse Green Wall

The biodiverse green walls shall be implemented in accordance with details provided and approved through 22/1025/DD09.

Reason: To enhance nature conservation interest.

U0188429 Ecological Enhancements

The extensions hereby approved shall not be occupied until the ecological enhancement plan approved under application reference 22/1025/DD06 has been implemented. Thereafter, maintenance shall occur in accordance with the approved detail.

Reason: To enhance nature conservation interest.

U0188430 Drainage Design

Prior to the occupation of the extensions hereby approved, the drainage shall be implemented in accordance with the documents as described and approved under application reference 22/1025/DD01. It shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan for all of the proposed drainage components.

Reason: To prevent the risk of flooding to and from the site in accordance with relevant policy requirements including but not limited to London Plan Policy SI 13, its associated Sustainable Design and Construction SPG, the Non-Statutory Technical Standards for Sustainable Drainage Systems and Richmond Council's Local Plan Policy LP21 Flood Risk and Sustainable Drainage.

DV40B Travel Plan

Staff and customer/visitor travel surveys shall be undertaken in accordance with a survey methodology to be submitted to and approved by the Local Planning Authority prior to it being carried out. Within 6 months of the use commencing, a new travel plan based on the results of the survey shall be submitted with clear objectives, targets, actions and timeframes to manage the transport needs of staff and customer / visitors to the development, to minimise car usage and to achieve a shift to alternative transport modes.

Following approval by the Local Planning Authority, the applicant shall then implement these actions to secure the objectives and targets within the approved plan. The travel plan (including surveys) shall be annually revised and a written review of the travel plan submitted and approved by Council by the anniversary of its first approval and yearly thereafter. At the third anniversary, the travel plan (including surveys) shall be re-written, and resubmitted for further approval by the Council. This review and re-write cycle shall continue every three years and any approved revision shall be implemented within three months of the date of approval.

REASON: In order to comply with the objectives of national and local Planning Policies which promote sustainable development with particular regard to transport.

U0188431 Privacy Screening

Prior to the first use of the ground floor amenity terrace, privacy screening between the terrace and St James Cottages should be implemented in accordance with details approved under application reference 22/1025/DD05 and in accordance with drawings ETN-DAA-XX-00-DR-A-(PL)03100_P05 and ETN-DAA-XX-ZZ-DR-A-(PL)03203_P03.
REASON: to protect the amenity of the nearby occupants

U0188432 Use of Terrace

The fourth floor roof terrace shall be utilised as ancillary to a Class E(g) use and for no other purpose whether or not within Use Class E as specified in the schedule to the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order).
REASON: to protect the amenity of the nearby occupants

DETAILED INFORMATIVES

U0093963 NPPF Approval Para. 38-42

In accordance with paragraphs 38-42 of the National Planning Policy Framework, Richmond upon Thames Borough Council takes a positive and proactive approach to the delivery of sustainable development, by:

- o Providing a formal pre-application service
- o Providing written policies and guidance, all of which is available to view on the Council's website
- o Where appropriate, negotiating amendments to secure a positive decision
- o Determining applications in a timely manner.

In this instance:

- o The application was amended following negotiations with the Council to ensure the scheme complied with adopted policy and guidance, and a decision was made without delay.

U0093964 Composite Informative

Reason for granting:

The proposal has been considered in the light of the Development Plan, comments from statutory consultees and third parties (where relevant) and compliance with Supplementary Planning Guidance as appropriate. It has been concluded that there is not a demonstrable harm to interests of acknowledged importance caused by the development that justifies withholding planning permission.

Principal Policies:

Where relevant, the following have been taken into account in the consideration of this proposal:-

The main policies applying to the site are:

London Plan
 D4 - Delivering good design
 D5-Inclusive Design
 D8 - public realm
 D12- Fire Safety
 D14 - Noise
 E1 - Offices
 E11 - Skills and opportunities
 HC1- Heritage Conservation and Design
 HC3- Strategic and Local Views
 G6 - Biodiversity and access to nature
 G7 - trees
 SI2 - Minimising greenhouse gas emissions
 SI 12 - Flood risk management
 SI 13- Sustainable Drainage
 T4 - Assessing and mitigating transport impacts
 T5 - Cycling
 T6- Car Parking

Richmond Local Plan (2018)

Local Character and Design Quality LP1
 Impact on Building Heights LP2
 Impact on Designated Heritage Assets LP3
 Impact on Non-Designated Heritage Assets LP4
 Impact on Views and Vistas LP5
 Impact on Amenity and Living Conditions LP8
 Local Environmental Impacts, Pollution and Land Contamination LP10
 Impact on Subterranean Developments LP11
 Impact on Trees, Woodland and Landscape; Biodiversity; Green Roofs LP15, LP16, LP17
 Climate Change LP20
 Flood Risk and Sustainable Drainage LP21
 Sustainable Design and Construction LP22
 Waste Management LP24
 Development in Centres LP25
 Social and Community Infrastructure LP28
 Public Open Space, Play Space, Sport and Recreation LP31
 Employment and Local Economy LP40
 Offices LP41
 Industrial Land and Business Parks LP42
 Visitor Economy LP43
 Sustainable Travel Choices; Parking Standards and Services LP44; LP45

Publication Local Plan (Regulation 19 Version)

Minimising Greenhouse gas emissions and promoting energy efficiency 4
 Energy Infrastructure 5
 Sustainable construction standards 6
 Waste and the circular economy 7
 Flood risk and sustainable drainage 8
 Supporting our centres and promoting culture, Development in centres 17, 18
 Protecting the Local Economy 21
 Promoting jobs and our local economy 22
 Offices 23
 Visitor economy 26
 Local character and design quality 28
 Designated heritage assets 29
 Non-designated heritage assets 30
 Views and vistas 31
 Biodiversity and Geodiversity 39
 Trees, Woodland and Landscape 42

Design process 44
Tall and Mid-Rise Building Zones 45
Amenity and living conditions 46
Sustainable travel choices, Vehicular Parking, Cycle Parking, Servicing and
Construction Logistics Management 47, 48
Social and Community Infrastructure 49
Local Environmental impacts 53

Supplementary Planning Documents

- o Design Quality
- o Development Control for Noise Generating and Noise Sensitive Development
- o Refuse and Recycling Storage Requirements
- o Sustainable Construction Checklist
- o Transport SPD
- o Planning Obligations
- o Character Area Village Planning SPD - Richmond Hill - Area 15 & Conservation Area 17 Richmond & Richmond Hill Village Planning Guidance

Building Regulations:

The applicant is advised that the erection of new buildings or alterations to existing buildings should comply with the Building Regulations. This permission is NOT a consent under the Building Regulations for which a separate application should be made. For application forms and advice please contact the Building Control department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411). If you alter your proposals in any way, including to comply with the Building Regulations, a further planning application may be required. If you wish to deviate in any way from the proposals shown on the approved drawings you should contact the Development Management department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411).

Damage to the public highway:

Care should be taken to ensure that no damage is caused to the public highway adjacent to the site during demolition and (or) construction. The Council will seek to recover any expenses incurred in repairing or making good such damage from the owner of the land in question or the person causing or responsible for the damage.

BEFORE ANY WORK COMMENCES you MUST contact the London Borough of Richmond upon Thames, 44 York Street, Twickenham TW1 3BZ, Telephone 020 8891 1411 to arrange a pre-commencement photographic survey of the public highways adjacent to and within the vicinity of the site. The precondition survey will ensure you are not charged for any damage which existed prior to commencement of your works.

If you fail to contact us to arrange a pre commencement survey then it will be assumed that any damage to the highway was caused by your activities and you will be charged the full cost of repair.

Once the site works are completed you need to contact us again to arrange for a post construction inspection to be carried out. If there is no further damage then the case will be closed. If damage or further damage is found to have occurred then you will be asked to pay for repairs to be carried out.

Noise control - Building sites:

The attention of the applicant is drawn to the requirements of Section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise and vibration on construction and demolition sites. Application, under section 61 of the Act for prior consent to the works, can be made to the Environmental Health department.

Under the Act the Council has certain powers to control noise from construction sites. Typically the council will limit the times during which sites are permitted to make noise that their neighbours can hear.

For general construction works the Council usually imposes (when necessary) the following limits on noisy works:-

Monday to Friday 8am to 6pm

Saturdays 8am to 1pm

Sundays and Public Holidays - No noisy activities allowed

Applicants should also be aware of the guidance contained in British Standard BS 5228-1:2009+A1:2014 - Noise and vibration control on construction and open sites.

Any enquiries for further information should be made to the Noise & Nuisance Team, Regulatory Services Partnership NoiseandNuisance@merton.gov.uk.

IL13 Section 106 agreement

This planning permission has a Section 106 Agreement which must be read in conjunction with it.

U0093969 Thames Water

The proposed development is located within 15 metres of a strategic sewer. The proposed development is located within 15m of a strategic water main. Please read our guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.

<https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email:

developer.services@thameswater.co.uk

Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses.

There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.

<https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Workingnear-or-diverting-our-pipes>.

A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.

<https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Workingnear-or-diverting-our-pipes>

U0093968 CIL liable

The applicant is advised that this permission results in a chargeable scheme under the Borough's and the Mayor of London's Community Infrastructure Levy. Liability should be confirmed with the CIL administration team.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION
24/1569/VRC

VRC Applications

Making an Appeal – Summary Guidance

Whether to appeal

If the Local Planning Authority (LPA) turn down your application, you should look carefully at the reasons why they turned it down before you make an appeal. You should speak to the LPA to see if you can sort out the problem - perhaps by changing your proposal. An appeal should only ever be a last resort.

Type of appeal:

Planning Application

Appeal time:

Within six months of the date of the council's decision letter.

Who can appeal?

The applicant or their agent may lodge an appeal.

The right of appeal:

You can appeal against the council's decision:

- If you applied to the Local Planning Authority and they:
 - Refused permission;
 - Gave permission but with conditions you think are inappropriate;
 - Haven't approved the details of a scheme which they or the Secretary of State have already given outline planning permission for or;
 - Have approved the details of a scheme but with conditions you think are inappropriate or unreasonable.
- If the LPA rejected a proposal arising from a condition or limitation on a planning permission.
- If the LPA don't decide your application within the time allowed. Normally the time allowed is eight weeks from when they accept your application.
- If the LPA told you they needed more information before they could decide your outline planning application, but you do not want to supply this.

You will make your appeal to the Department for Communities and Local Government of which the Planning Inspectorate is a part. Most are decided by specialist officers in the Planning Inspectorate. Only the person or business applying for consent to display an advertisement may appeal. If the council issues a discontinuance notice, only those on whom the notice is served may appeal.

The appeal process:

Appeals must be made

- Online at www.planninginspectorate.gov.uk, or
- Initial Appeals, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

It will be expected that all appeal documentation will be submitted electronically.

The process is fully documented on the website of the Planning Inspectorate www.planninginspectorate.gov.uk, however in summary there are three main types of appeal:

Written procedure:

Written evidence is considered from the applicant/agent/business and the council. The council will send copies of any letters of objection or support they received when considering your application. Within six weeks of the Inspectorate receiving your appeal forms the council will send a copy of their statement to the Inspectorate. You must make any comment on these within three weeks.

Hearing procedure:

Hearings allow you and the council to exchange views and discuss your appeal. Before the hearing the council will send a copy of their statement to you and the Inspectorate. You can comment on their statement in writing otherwise the Inspectorate will treat the reasons given in your appeal form as the basis of your case for discussion.

Hearings are usually held in council offices. The Inspector leads the discussion and invites the people involved to put their points across. The Inspector will visit the site unaccompanied before the hearing and will make a further accompanied visit as part of the hearing.

Inquiry procedure:

Inquiries are normally for large-scale applications. A public inquiry is a formal procedure in which both parties have legal representation.

Making your views known on someone else's appeal:

The LPA will notify anyone who took part in the consultations when you first applied for permission that you are appealing. For appeals decided by hearing or inquiry the LPA will tell interested people when and where this will be and let them know that they can attend. The Inspectorate will also take account of the views of certain groups who have a right to comment, for example, owners of a site, local amenity groups and so on.

Costs:

Normally you and the council will pay for your own expenses in an appeal. You can only claim costs when you can show that the council have behaved in an unreasonable way causing unnecessary expense.

Who to contact?

The Planning Inspectorate

Website www.planninginspectorate.gov.uk

Email enquiries@pins.gsi.gov.uk

Telephone 0303 444 5000

Write to Initial Appeals, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN

London Borough of Richmond upon Thames

Website www.richmond.gov.uk/planning

Email planningappeals@richmond.gov.uk

Telephone 020 8891 1411 for advice

Write to The Appeals Officer, Development Control, Civic Centre, 44 York Street, Twickenham TW1 3BZ