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Our Ref: 02C302300
Your Ref: PP-13389196



09 September 2024

London Borough of Richmond Upon Thames
Planning Enquires (Development Control)
Civic Centre
Twickenham
TW1 3BZ

Dear Sir or Madam,

Planning Application for the Proposed Development at 64 The Green, London, Twickenham TW2 5AG

On behalf of our client, Elstree Land Limited ('the Applicant'), we submit a Planning Application for development proposals at the 64 The Green, London, Twickenham TW2 5AG ('the Site'). The proposed description of development (hereon referred to as the 'Proposed Development') is as follows:

Demolition of existing ancillary structures and erection of two new buildings to provide 2no. self-contained residential accommodate; change of use at ground floor from chiropractor surgery (Use Class E) to residential dwelling (Use Class C3); two storey side extension to provide self-contained residential dwelling; and other associated works.

The submission of the Application is made following a series of pre-application meetings with the London Borough of Richmond Upon Thames ('LBRUT'). The Proposed Development responds to the feedback provided, together with the adopted Development Plan.

The Proposed Development will provide four additional residential homes that responds to the full suite of policies set out within the London Plan and the LBRUT Local Plan. Further details in relation to how the Proposed Development meets the policy objectives and delivers sustainable development are set out in the Planning Statement and supporting Application documents.

The Application is made in full and is accompanied by the following supporting documents:

Document Title	Author
Application Forms and Certificates	Avison Young
Planning Statement	Avison Young
Design and Access Statement	DHA
Heritage Statement	Cogent Heritage
Structural Report	Dash

Marketing Report	Haslams
Fire Statement	BWC
Energy and Sustainability Statement	SRE
Transport Statement	Sands

For the full list of submitted drawings, please refer to the Planning Statement.

The application as been submitted electronically via the Planning Portal (ref: PP-13389196). The planning application fee has been calculated £2,382.00 (including Planning Portal service charge). This has been paid via the Planning Portal by the Applicant alongside the submission of the Application.

We look forward to receiving confirmation of validation of the Application. In the meantime, if you have any queries then please do not hesitate to contact Tom Matheou (tom.matheou@avisonyoung.com) or me on the details below.

Yours faithfully



Laura Jenkinson
Principal
Laura.Jenkinson@avisonyoung.com

For and on behalf of Avison Young (UK) Limited