

# Planning appeal for planning application 23/2401/FUL

Submitted to the Planning Inspectorate on 11 September 2024

## Before you start

**Local planning department** Richmond upon Thames

---

**Planning application type** Full planning

---

**Planning decision** Refused

---

**Decision date** 20 March 2024

---

## Your contact details

**Was the planning application made in your name?** No, I'm acting on behalf of the appellant

---

**Appeal made on behalf of** Mr Jacobus Lombard

---

**Your contact details** Brian Waters  
BWCP ARCHITECTS  
brian@bwcp.co.uk

---

## The appeal site

**Appeal site address** Land At Junction Of Roseleigh Close  
And Cambridge Park Cambridge Park  
Twickenham  
Middlesex  
TW1 2JT

---

**Do you own the land involved in the appeal?** You own all the land involved in the appeal

---

**Is the appeal site part of** No

**an agricultural holding?**

---

**Visible from a public road** Yes

---

**Health and safety issues** No

---

## **Deciding your appeal**

**How would you prefer us to decide your appeal?** Hearing

---

**Why would you prefer a hearing?** As set out in the appeal statement, the site has a 20 year planning history of refusals and failed appeals. Misleading information subsequently contradicted by evidence has been part of the cause and the inspector is likely to gain a more accurate understanding of the key issues at an informal hearing than by written representations.

---

**Draft statement of common ground** 11 Sept24 Statement of Common Ground\_240905.pdf

---

## **Your planning application**

**Planning application form** APPLICATION as submitted 12378314.pdf

---

**Did you submit a separate ownership certificate and agricultural land declaration with your application?** No

---

**Planning application number** 23/2401/FUL

---

**Is the description of development on your application form still correct?** Yes

---

**Plans, drawings and supporting documents** Design and Access Statement.pdf  
Index of Specialist Consultant Reports and Documents.pdf  
Affordable Housing Statement.pdf  
Affordable Housing Contribution Legal Agreement.pdf

Planning Statement.pdf  
Sustainable Construction Checklist.pdf  
Transport Technical Note.pdf  
Structural and Basement Impact Assessment.pdf  
Affordable Housing Commuted Sum Calculation.pdf  
CIL form.pdf  
Heritage Statement.pdf  
Energy Statement.pdf  
Ecological Biodiversity and Landscaping Assessment.pdf  
Flood Risk Surface Water SuDS and Water Storage Assessment.pdf  
22-P0109-PREAPP - Land at Roseleigh FINAL.pdf  
Arboricultural Impact Assessment.pdf  
19.001\_3D2 Elevated View from the South-east.pdf  
19.001\_3D3 Elevated View from the North-east.pdf  
19.001\_P2 Ground Floor and Site Layout Plan 1.100.pdf  
19.001\_HL1\_Hard Landscaping Details.pdf  
19.001\_S1 Typical Cross Section 1.50.pdf  
19.001\_GW1 Green Living Wall Details.pdf  
19.001\_GR1 Intensive Green Roof Details.pdf  
19.001\_P2RS\_SuDS and Water Storage Strategy Plan 1.100.pdf  
19.001\_RC1 Refuse Recycling Cycle and ASHP Details.pdf  
19.001\_E2 East and North Elevations 1.100.pdf  
19.001\_P2EL\_Ecological and Landscape Detail Plan 1.100.pdf  
19.001\_E1 West and South Elevations 1.100.pdf  
19.001\_P5 Roof Plan 1.100.pdf  
19.001\_P4 Loft Level Plan 1.100.pdf  
19.001\_P3 First Floor Plan 1.100.pdf  
19.001\_P1 Basement Plan 1.100.pdf  
19.001\_L2 Site Block Plan 1.500.pdf  
19.001\_P6 Plan View within Existing Context.pdf  
19.001\_L1 Site Location Plan 1.1250.pdf  
19.001\_E3 Street Elevations 1.200.pdf  
19.001\_3D5 Elevated View from the North-west.pdf  
19.001\_3D4 Elevated View from the West.pdf  
19.001\_3D1 Elevated View from the South-west.pdf  
11 September24 APPEAL STATEMENT OF CASE.pdf  
Appellant's notes in Support of an Appeal\_Final.pdf  
11 Sept24 Statement of Common Ground\_240905.pdf  
OPINION on Principle of development - Landmark Chambers.pdf  
Roseleigh Close OFFICER REPORT 3806708.pdf

---

**Design and access statement submitted with application**

Yes

---

**Design and access statement**

Design and Access Statement.pdf

---

**Decision letter**

ufm2\_FUL\_REFUSED\_Decision\_Notice copy.pdf

---

## Your appeal

---

**Appeal statement**

11 September24 APPEAL STATEMENT OF CASE.pdf

---

**Any plans or drawings to support your appeal**

No

---

**Do you plan to submit a planning obligation to support your appeal?**

Yes

---

**What is the status of your planning obligation?**

Not started yet

---

**Any documents to support your appeal**

Yes

---

**Supporting documents**

Roseleigh Close OFFICER REPORT 3806708 copy.pdf  
OPINION on Principle of development - Landmark Chambers.pdf  
Appellant's notes in Support of an Appeal\_Final.pdf

---