



The Planning Inspectorate

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Your Ref: 23/2401/FUL
Our Ref: APP/L5810/W/24/3351726

Saba Hadi
Richmond Upon Thames London Borough
Council
Environment Directorate
The Civic Centre
44 York Street
Twickenham
Middx
TW1 3BZ
01 November 2024

Dear Saba Hadi,

Town and Country Planning Act 1990
Appeal by Mr Jacobus Lombard
Site Address: Land At Junction Of Roseleigh Close , And Cambridge Park
Cambridge Park, Twickenham, Middlesex, TW1 2JT

Pre-Hearing Note

APPEAL REF: APP/L5810/W/24/3351726

The development proposed is for the development of 3 No two-storey maisonettes with accommodation into the roof and a partial basement level on land at junction off Roseleigh Close and Cambridge Park, associated landscaping, car/cycle parking and refuse storage at Cambridge Park, East Twickenham.

Appellant: Mr Jacobus Lombard

Local Planning Authority: London Borough of Richmond -upon-Thames

Background

- A one-day hearing relating to the above appeal will take place at The Hyde Room, York House, Richmond Road, Twickenham TW13AA on Tuesday 26th November 2024 at 10.00 am that will be conducted by J.E. Jolly, who is an Inspector appointed by the Secretary of State to determine an appeal.
- The purpose of this pre-hearing note is to explain how the event will operate in a fair, open and transparent way and what should be done to ensure it runs smoothly.

Format

- The Inspector will start the event by running through several preliminary matters. A provisional agenda is provided at the end of this note, but it could well change. The Inspector will issue a final version of the agenda shortly before the event.
- The hearing will be run as a structured discussion with the Inspector asking a series

of questions in respect of the main issues. All parties who so wish, will be given an opportunity to speak.

Plans

- The Inspector requests the list of plans and drawings the Council made its decision upon within 10 working days of this note.

Conditions and Planning Obligations

- The Inspector requires the Council to provide a list of suggested or conditions within 10 working days of this note for comment by the appellant. In addition, the appellant should clearly agree in writing any pre-commencement conditions or if unable to do so, explain why not. The resultant list of conditions will form the basis of the condition's discussion at the Hearing. Comments should be provided by the main parties no later than 10 working days of this note.
- Similarly, following the financial viability review dated September 2024 can the appellant advise the Inspector whether he intends to submit a Unilateral Undertaking or a signed S106 agreement that has been agreed by the parties. If so, it should be submitted in advance of the Hearing and no later than 10 working days of this note.

NPPF

- On 30 July 2024 the Government published a consultation on proposed reforms to the National Planning Policy Framework (NPPF) and other changes to the planning system. The proposed reforms are draft and therefore may be subject to change before the final document is published. It should be borne in mind that the consultation and draft NPPF do not constitute Government policy or guidance. However, they are capable of being material considerations in local plan examinations and appeals. As such, the Inspector invites you to consider whether the above have any relevance to this appeal. The deadline for submission of your comments is within 5 working days from the date of this note.

Agenda

1. Preliminary Matters

- Statement of Common Ground
- Plans confirmation

2. Planning Policy

- Richmond Local Plan (2018) Policies relied upon LP1, LP12, LP15 LP16 LP36 and LP39 Policies 11 15, 16, 28, 34, 39 and 42 of the emerging Local Plan (Regulation 19 Version). Policies G1, G4, G6 and G7 of the Adopted London Plan (2021), and the East Twickenham Village Planning Guidance and,
- The National Planning Policy Framework (NPPF) update

3. Principal areas of dispute summary

- the character and appearance of the area
- trees and ecology
- affordable housing contribution

4. Other Matters

- if any

5. Planning Conditions (without prejudice)

6. Application for Costs

- if any

7. Close of Hearing and Site Visit

- The site visit will be unaccompanied other than to allow for access and will take place immediately after the hearing or on the following day at a time to be agreed.

Yours sincerely,

Pana Kwabe

Pana Kwabe

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Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through GOV.UK. The address of the search page is - <https://www.gov.uk/appeal-planning-inspectorate>