

Zarar Azam

From: Seb MC <sebastian.camisuli@martinscamisuli.co.uk>
Sent: 04 December 2024 16:02
To: DC Technical Support Hub
Subject: Re: Planning application 24/2953/HOT for 4 Gainsborough Road Richmond TW9 2EA - Incomplete application
Attachments: 233 fire_safety_lpg_consultation_version_-_planning_11_feb_22.pdf
Categories: Zarar

Dear Validation team

Thank you for forwarding the validation check list

This requirement is non sensical

Once the planning application is approved the scheme needs to go through building control

It is building control that check the conformity with Part B under the Building Act requirements

Please find attached completed Form 4, from Appendix 3 London Plan Guide, Fire Safety Feb 2022

I do trust this is the last requirement for validation

Regards

Sebastian Camisuli

Martins Camisuli Architects
www.martinscamisuli.co.uk
Tel. 020 7267 8622

On 4 Dec 2024, at 15:39, DC Technical Support Hub
<DCTechnicalSupportHub@richmondandwandsworth.gov.uk> wrote:

Official

Good Afternoon,

Fire Safety Strategy is required for all planning permission application as per our local validation checklist. If you don't think Fire Safety Strategy is required then this should be justified in a Reasonable Exception Statement (RES).

Please see our validation checklist.

https://www.richmond.gov.uk/media/18491/local_validation_checklist_for_all_applications.pdf

Kind regards,
Validations Team
London Borough of Richmond upon Thames
Tel: 020 8891 1411
<image001.png>
www.richmond.gov.uk / www.wandsworth.gov.uk

The views expressed in this email are informal only and do not prejudice any decision the Council may make on any future application which may be submitted in respect of the above property.

From: Seb MC <sebastian.camisuli@martinscamisuli.co.uk>
Sent: 04 December 2024 15:21
To: DC Technical Support Hub <DCTechnicalSupportHub@richmondandwandsworth.gov.uk>
Subject: Re: Planning application 24/2953/HOT for 4 Gainsborough Road Richmond TW9 2EA - Incomplete application

Thank you Validation team

I beg to differ on your interpretation of the statutory requirements

Attached is the definition for what a Major Development is

This application is not for a Major Development, it is a small development and the London Plan Policy does not apply

Please find attached the Flood risk assessment report showing the site is located in a zone of very low flood potential

The report includes your requirement for the completed EA questionnaire

I would like to say that adding more and more conditions for the validation process is not very professional

I trust you will not be adding any further requirements for the validation process

Regards

Sebastian Camisuli

Martins Camisuli Architects
www.martinscamisuli.co.uk
Tel. 020 7267 8622

<image002.png>

On 4 Dec 2024, at 13:35, DC Technical Support Hub
<DCTechnicalSupportHub@richmondandwandsworth.gov.uk> wrote:

Official

Good Afternoon,

1. London Plan Policy D12 part A sets out FSS for all planning applications and this item is part of our local validation checklist and is required for this application.
2. We are accepting EA Questionnaire for all flood zones as to Ground Water Flooding, if you can please complete the attached EA questionnaire.

Kind regards,
Validations Team
London Borough of Richmond upon Thames
Tel: 020 8891 1411
<image001.png>
www.richmond.gov.uk / www.wandsworth.gov.uk

The views expressed in this email are informal only and do not prejudice any decision the Council may make on any future application which may be submitted in respect of the above property.

From: Seb MC <sebastian.camisuli@martinscamisuli.co.uk>
Sent: 03 December 2024 17:04
To: DC Technical Support Hub
<DCTechnicalSupportHub@richmondandwandsworth.gov.uk>
Subject: Fwd: Planning application 24/2953/HOT for 4 Gainsborough Road Richmond TW9 2EA - Incomplete application

Dear DCT technical support

Following receipt of your email and attached letter regarding the incomplete planning application, please find attached the completed CIL statement

With regards to your requirements to comply with the London Plan Policies D12 and D5, please note:

- The London Plan Policy D12 applies to Major Developments. This is not a Major Development, and as such this statutory requirement does not apply
- The London Plan Policy D5 applies to developments with evacuation lifts. This development does not require an evacuation lift, and as such this statutory requirement does not apply

For your information I include the Draft guidance issued by the GLA regarding both D12 & D5

Any other issues please let me know

Regards

Sebastian Camisuli

Martins Camisuli Architects
www.martinscamisuli.co.uk
Tel. 020 7267 8622

Begin forwarded message:

From: <DCTechnicalSupportHub@richmond.gov.uk>
Subject: **Planning application 24/2953/HOT for 4 Gainsborough Road Richmond TW9 2EA - Incomplete application**
Date: 27 November 2024 at 13:11:30 GMT
To: <sebastian.camisuli@martinscamisuli.co.uk>

Please find attached correspondence relating to planning application:

Reference: 24/2953/HOT
Location: 4 Gainsborough Road Richmond TW9 2EA

To open a .pdf attachment, you will need Adobe Reader (which can be downloaded from www.adobe.com/reader) or an equivalent.

To open an .rtf attachment, you will need Microsoft Word, LibreOffice or an equivalent document editing program.

If you have difficulty opening the attachment then a hard copy can be posted to you by replying to this email with 'paper copy' in the subject header. Please allow 5 working days for dispatch.

Regards,

Development Management
London Borough of Richmond upon Thames
Email: DCTechnicalSupportHub@richmond.gov.uk
Web: www.richmond.gov.uk/planning
Tel: 020 8891 1411
Textphone: 020 8891 7120
Fax: 020 8891 7713
Post: Civic Centre, 44 York Street, Twickenham TW1 3BZ

Email created Wed Nov 27 13:11:07 2024

Template INV1R

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<Advisory_Comments_FZ2-3_v3.1 +.pdf>

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