From:

Marta Zieminska

Sent:

18 May 2009 16:14

To:

'ao@blda.co.uk'

Subject:

appeal:9-23 Third Cross Raod, Twickenham email1

Attachments: Questionnaire.pdf; site notice.doc; notif letter.doc; notif list.doc; London Plan policies.doc; udp POLICIES.doc; committee minutes.doc; committee report.pdf; SPG Planning Obligation Strategy.pdf; SPD design quality.pdf; SPD Small & Medium Housing Sites.pdf; spd\_sustainable\_construction\_checklist\_\_draft\_adopted\_2006.pdf; 9-23 Third Cross

Rd.doc; rep1.doc; rep3.doc

Dear Sirs,

Further to the above appeal, please find attached a copy of the Council's questionnaire and statement and other supporting documents.

Kind Regards, Marta Zieminska

From:

Marta Zieminska

Sent:

18 May 2009 16:16

To:

'ao@blda.co.uk'

Subject:

appeal:9-23 Third Cross Raod, Twickenham email 2

Attachments: rep4.doc; rep2.doc

Dear Sirs,

Further to the above appeal, please find attached a copy of the Council's questionnaire and statement and other supporting documents.

Kind Regards, Marta Zieminska

From:

Marta Zieminska

Sent:

18 May 2009 16:20

To:

'ao@blda.co.uk'

Subject:

appeal:9-23 Third Cross Raod, Twickenham email 3/4

Attachments: UD comments.doc; Env Health comments.doc; Trees comments.doc

Dear Sirs,

Further to the above appeal, please find attached a copy of the Council's questionnaire and statement and other supporting documents.

Kind Regards, Marta Zieminska

From:

Marta Zieminska

Sent:

18 May 2009 16:22

To:

'ao@blda.co.uk'

Subject:

appeal:9-23 Third Cross Raod, Twickenham email 4/4

Attachments: Policy comments.doc

Dear Sirs,

Further to the above appeal, please find attached a copy of the Council's questionnaire and statement and other supporting documents.

Kind Regards, Marta Zieminska

From:

Marta Zieminska

Sent:

18 May 2009 16:04

To:

'teamp6@pins.gsi.gov.uk'

Subject:

9-23 Third Cross Road, 09/2103349/NWF

Attachments: Policy comments.doc

Dear Vicky,

Further to the above appeal, please find attached the Policy comments (q 21k). The Core Strategy policies will follow by post.

Regards,

Marta Zieminska

## **The Planning Inspectorate**

For official use only (Date received) 18-May-2009 15:58

# QUESTIONNAIRE (Online Version) PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

ppear Ner.	APP/L5810/A/09	9/2103349					
ppeal By:	Wynnstay Properties Plc						
ddress	9-23 Third Cross TWICKENHAM	Road					
ostcode	TW2 5DY		Grid Reference:	Easting	5150309	Northing	1727657
thin 2 weeken if you in dress is sho notification or mission and be sent dire.  1 Despite represending a How to How m	are that a copy of the is of the 'starting da' tend to rely more he wn on our letter.  For consultation under d has not yet taken place to us within 6 weeks a our initial letter, do yet entation procedure?  Wish to be heard by a local inquiry? or hearing?  Ing do you expect an in any witnesses do you are the preferred Inquires should be provided,	te' given in eavily on so an Act, Ore ace, please s of the 'star ou consider an Inspector inquiry would intend to carry/Hearing divided in the star of the star outconsider and the star outconsider and the star outconsider and the star outconsider outconsider and the star outcomes and t	our letter. You me other emergeder or Department inform the appropring date'.  that this appeal coat;  last?  last?	nust incluing plan.  Intal Circuintate bod  an be dea	lde details of Please send ar would have been been been been been been been be	of the statutor of our copy to the ave been necessary and a second and	y development pla ne case officer. The ssary before granti
Note: I	f the written procedu er party unless the r land, or it is essentia er relevant facts.	ure is agree	d the Inspector v	not be see	en from a ro	ad or other	

2	c. Are there any known health and safety issues that would affect the conduct of the site inspection?	YES NO
3	Please provide the name, telephone number and e-mail address of the officer we can contact to make arrangements for the site visit, hearing or inquiry.	
	Name Marta Zieminska/Isabel Constable Phone Demail planningappeals@richmond.gov.uk	
4	Does the appeal relate to an application for approval of reserved matters?	YES NO
5	Was a GDPO 1995 Article 7 (Regulation 6 for listed building or conservation area consent) certificate submitted with the application?	YES ✓NO
6	Did you give publicity to the application in accordance with either Article 8 of the GDPO 1995, Section 67/73 of the Planning (Listed Buildings & Conservation Areas) act 1990 or Regulation 5 of the Planning (Listed Buildings & Conservation Areas) Regulations 1990?	YES NO
7	Is the appeal site within;	
	a. A Green Belt?	YES ✓ NO
	b. An Area of Outstanding Natural Beauty?	YES ✓ NO
8	Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal?	YES NO
9	a. Are there any other appeals or matters relating to the same site still being considered by us or the Secretary of State?  Please give our reference numbers and if necessary attach details:	☐YES ✓ NO
	Lieute give ear versionee nambere and in necessary attach details.	Document provided
	b. Are there any other appeals or matters relating adjacent or close to the site still being considered by us or the Secretary of State?	YES ✓ NO
	Please give our reference numbers and if necessary attach details:	Document provided
10	Would the development require the stopping up or diverting of a public right of way?	YES NO
	Please provide an extract from the Definitive Map and Statement for the area, and any other details.	Document provided
11	a. Is the site in a Conservation Area?  Please attach a plan of the Conservation Area	YES ✓ NO  □ Document provided
	b. Does the appeal relate to an application for conservation area consent?	☐YES ✓ NO

12	Does the proposed development involve the demolition, alteration or extension of a listed building?	YES NO
	Date of listing:	
	b. Would the proposed development affect the setting of a listed building?  Please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historical Interest.	YES NO
13	Has a grant been made under s3A or s4 of the Historic Buildings and Ancient Monuments Act 1953?	☐ YES ✓ NO
14	<ul> <li>a. Would the proposals affect an Ancient Monument (whether scheduled or not)?</li> <li>b. Was English Heritage consulted? Please send a copy of any comments.</li> </ul>	YES NO Document provided
15	Is any part of the site subject to a Tree Preservation Order?  Please send a plan showing the extent of the Order and any relevant details.	YES NO
16	Have you made a Local Development Order under s61A to 61C of the Town and Country Planning Act 1990 (as inserted by s40 of the Planning and Compulsory Purchase Act 2004) relating to the application site?	☐YES ✓ NO
	Please attach a copy of the relevant order.	Document provided
17	Does the appeal involve persons claiming Gypsy/Traveller status, whether or not this is accepted by the planning authority?	YES NO
18	a. Is the appeal site in or adjacent to or likely to affect an SSSI or an Internationally designated site (ie. cSAC, SAC, pSPA, SPA Ramsar)? Please attach the comments of Natural England	YES ✓ NO  □ Document provided
	b. Are any protected species likely to be affected by the proposals? Please attach details.	YES ✓ NO  □ Document provided

19	Environmental Impact Assessment	
	Environmental Statement (ES)	
	Schedule 1  a. (i) Is the proposed development Schedule 1 development as described in Schedule 1 of The Town and Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999?	_YES ✓NO
	(ii) Under which description of development? (ie Nos 1-20)	
	Schedule 2	
	<ul> <li>b. (i) Is the proposed development Schedule 2 development as described in Column 1, Schedule 2 of The Town and Country Planning (Environmental Impact Assessment) (England &amp; Wales) Regulations 1999?</li> </ul>	YES NO
	(ii) Under which description of development in Column 1? (ie Nos 1-13)	
	(iii) Is the applicable threshold/criteria in Column 2 exceeded/met?	YES ✓NO
	c. Is the development within or partly within a 'sensitive area' as defined by Regulation 2 of The Town and Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999? Please provide details in the box below:	YES NO
	Screening d. (i) Have you issued a screening opinion (SO)?  Please attach a copy of the SO that was placed on the planning register, and any other related correspondence.	YES ✓NO  □ Document provided
	(ii) Did the SO state that the proposed development is EIA development as defined by the EIA Regulations?  If you decided that the proposed development is not EIA development as defined by EIA Regulations, please attach brief descriptions for your opinion.	YES NO
	Environmental Statement (ES)	
	e. Has the appellant supplied an environmental statement?  Please supply any related correspondence from statutory consultees and others that you may have had about the adequacy of the environmental information contained in the ES, having regard to The Town and Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999 and Circular 2/99.	YES NO
	Publicity	
	<ol> <li>If applicable, please supply a copy of the site notice and local advertisement published under Article 8 of the GDPO 1995, as required for EIA development.</li> </ol>	Document provided
20	Have all the notifications or consultations under any Act, Order or Departmental Circular, necessary before granting permission, taken place?  Please attach copies of any comments that you received in response.	✓YES NO ✓ Document provided

qu Tid	ppies of the following documents must, if appropriate, be attached to this uestionnaire; ck the 'Applies' checkbox to the right of each applicable document, then select whether you tend to send it by post or attach it now.	
a.	a copy of the letter with which you notified people about the appeal;	✓ Applie
b.	a list of the people you notified and the deadline you have for their comments to be sent to us;	<b>✓</b> Appli
	Deadline: 17 Jun 2009	
C.	all representations received from interested parties about the original application;	<b>✓</b> Appli
d.	the planning officer's report to committee or delegated report on the application and any other relevant documents/minutes;	<b>✓</b> Appli
e.	any representations received as a result of a GDPO 1995 Article 7 (or Regulation 6) notice;	☐ Appli
f.	extracts from any relevant statutory development plan policies (even if you intend to rely more heavily on the emerging plan) You must include the front page, the title and date of the approval/adoption, please give the status of the plan. Copies of the policies should include the relevant supporting text. You must provide this even if the appeal is against non-determination;	<b>✓</b> Appli
	List of Policies:	
g.	extracts of any relevant policies which have been 'saved' by way of a Direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004, that you consider necessary. Please attach a copy of the Direction and a copy of the letter from the Government Office which accompanied the Direction.	<b>✓</b> Appli
	List of Policies:	
h.	extracts from any supplementary planning guidance, that you consider necessary, together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when;	<b>✓</b> Appli
i.	extracts from any supplementary planning document, that you consider necessary, together with the date of its adoption. In the case of emerging documents, please state what stage they have reached;	<b>✓</b> Appli
j.	a comprehensive list of conditions which you consider should be imposed if planning permission is granted. You need not attach this to the other questionnaire papers, but it should reach us within 6 weeks of the starting date. The list must be submitted separately from your appeal statement;	Appli
k.	any other relevant information or correspondence you consider we should know about;	<b>✓</b> Appli

22	For appeals dealt with by written representations only.	123-15-1
	Do you intend to send a 6 week statement about this appeal?	✓ YES NO
	a. the relevant planning history, including a full list of the plans submitted with the application;	Applies
	<ul> <li>any supplementary reasons for the decision on the application or what the decision notice would have said;</li> </ul>	Applies
	c. matters which you want the Inspector to note at the site visit;	Applies
	d. how the relevant development plan policies relate to the issues of this appeal;	Applies
23	For the Mayor of London cases only	
	Was it necessary to notify the Mayor of London about the application?  Please attach a copy of that notification	YES NO
	<ul> <li>Did the Mayor of London issue a direction to refuse planning permission?</li> <li>Please attach a copy of that notification</li> </ul>	☐ YES ✓ NO ☐ Document provided
	Council's Reference: 08/2651/FUL	- 1
<b>✓</b>	I certify that a copy of this appeal questionnaire and any enclosures will be sent to the appellant  Completed by Marta Zieminska	or agent today.
	On behalf of Richmond Upon Thames London Borough Council	
	ATEMENT You wish to attach your statement of case?	✓ YES □ NO
		Document provided

Appeal Ref: APP/L5810/A/09/2103349

Appeal by: Wynnstay Properties Plc

Site Address: 9-23 Third Cross Road

TWICKENHAM TW2 5DY

The following documents should be sent to us within 2 weeks of the 'starting date' (unless otherwise specified)

No.

Sent

Date 18 May 2009

Description

\* \* The Documents Listed Below Were Uploaded With The Questionnaire Form \*

6a. Copy of the notice published TITLE: DESCRIPTION: A copy of the notice published

FILENAME: site notice.doc

TITLE: 21a. A copy of the letter with which you notified people about the appeal

DESCRIPTION: notif letter FILENAME: notif letter.doc

21b. A list of the people you notified and the deadline you gave for their TITLE:

comments DESCRIPTION: notif list FILENAME: notif list.doc

TITLE: 21c. All representations received from interested parties.

DESCRIPTION: repl FILENAME: repl.doc

TITLE: 21c. All representations received from interested parties.

DESCRIPTION: rep2 rep2.doc FILENAME:

21c. All representations received from interested parties. TITLE:

DESCRIPTION: rep3 FILENAME: rep3.doc

21c. All representations received from interested parties. TITLE:

DESCRIPTION: rep4 FILENAME: rep4.doc

21d. The planning officers report on the application and any other relevant TITLE:

documents.

DESCRIPTION: committee report FILENAME: committee report.pdf

TITLE: 21d. The planning officers report on the application and any other relevant

documents.

DESCRIPTION: committee minutes FILENAME: committee minutes.doc

21f. Extracts from any relevant statutory development plan policies

DESCRIPTION: London Plan policies FILENAME: London Plan policies.doc

21g. Extracts from any relevant policies which have been 'saved' by way of a Direction under paragraph 1(3) of Schedule 8TITLE:

DESCRIPTION: UDP policies udp POLICIES.doc FILENAME:

Continued... Completed By Marta Zieminska

LPA Richmond Upon Thames London Borough Council

PLEASE ENSURE THAT A COPY OF THIS SHEET IS ENCLOSED WHEN POSTING THE ABOVE DOCUMENTS TO US.

## SUPPLEMENTARY SHEET

## Questionnaire Documents (continued)

```
TITLE:
            21h. Extracts from any supplementary planning guidance
DESCRIPTION: POS
FILENAME:
            SPG Planning Obligation Strategy.pdf
TITLE:
            21i. Extracts from any supplementary planning document
DESCRIPTION: design quality
FILENAME:
            SPD design quality.pdf
            21i. Extracts from any supplementary planning document
DESCRIPTION: small&medium housing sites
FILENAME:
            SPD Small & Medium Housing Sites.pdf
            21i. Extracts from any supplementary planning document
DESCRIPTION: sustainable constructon checkl
FILENAME:
            spd sustainable construction checklist draft adopted 2006.pdf
TITLE:
            21k. Any other relevant information or correspondence you consider we
           should know about.
DESCRIPTION: Env Health comments
FILENAME:
            Env Health comments.doc
            21k. Any other relevant information or correspondence you consider we
TITLE:
           should know about.
DESCRIPTION: Trees comments
FILENAME:
            Trees comments.doc
TITLE:
            21k. Any other relevant information or correspondence you consider we
           should know about.
DESCRIPTION: UD comments
           UD comments.doc
FILENAME:
            Statement of Case
TITLE:
DESCRIPTION: Statement of Case
FILENAME .
            9-23 Third Cross Rd.doc
********************
* The Documents Listed Below Will Follow By Post
                                            *********
** 21f. Extracts from any relevant statutory development plan policies
** 21k. Any other relevant information or correspondence you consider we should know
 about.
* The Documents Listed Below Are Already Enclosed
** 6b. none received
** 20. none received
```

## **Environment Directorate**

Civic Centre, 44 York Street, Twickenham TW1 3BZ tel: 020 8891 7300 text phone 020 8891 7120

fax: 020 8891 7789

email: envprotection@richmond.gov.uk

website: www.richmond.gov.uk

The Owner/Occupier Gary Rose 9-23 Third Cross Road Third Cross Road Twickenham TW2 5DY



COPY

Contact: Appeals and Enforcement on 020 8891 7455/7467

E-mail: envprotection@richmond.gov.uk

Our ref: DC/Mr Christopher Tankard Application 08/2651/FUL

Date: 18 May 2009

Dear Sir/Madam

## PLANNING APPEAL RELATING TO: 9-23 Third Cross Road, Twickenham, Middlesex, TW2 5DY

**PROPOSED DEVELOPMENT:** Demolition of existing warehouse and change of use to mixed use, construction of 8 no. dwellings at the front of the site and 2 storey commercial offices to the rear, with new access, landscaping and parking.

APPEAL BY: Wynnstay Properties PLC

APPEAL START DATE: 6 May 2009

I am writing to let you know that an appeal has been lodged with the Planning Inspectorate arising from an application for planning permission made to this Council. This appeal will be determined by the **Written Representations** procedure.

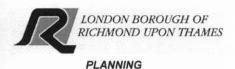
Any comments you made following the original application for planning permission will be forwarded to the Planning Inspectorate and the appellant, and will be taken into account by the Inspector in deciding the appeal. If you did not comment at that stage, or wish to withdraw or add to any comments you made, you should write (sending three copies of your letter) directly to the **Planning Inspectorate**,

Room 3/14, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN quoting reference number APP/L5810/A/09/2103349/NWF. The Planning Inspectorate will not acknowledge your letter or send you a copy of the appeal decision letter unless you specifically ask them to do so. They will, however, ensure that your letter is passed on to the Inspector dealing with the appeal. Please ensure that any representations which you wish to make on the appeal are received by the Planning Inspectorate no later than 17 June 2009. Representations received after that date will not be taken into consideration.

The application and appeal documents can be inspected at Environment Reception, 2<sup>nd</sup> Floor, Civic Centre, 44 York Street, Twickenham, during normal office hours. However, you are advised to contact the Appeals and Enforcement team on 020 8891 7467 to ensure that the application and appeals documents are available on your visit. Key appeals documents are scanned onto our website at the start of the process.

More information on the appeal process is available from the Planning Inspectorate's web site: www.planning-inspectorate.gov.uk.

On behalf of Appeals and Enforcement team



### NOTIFICATION LIST FOR:

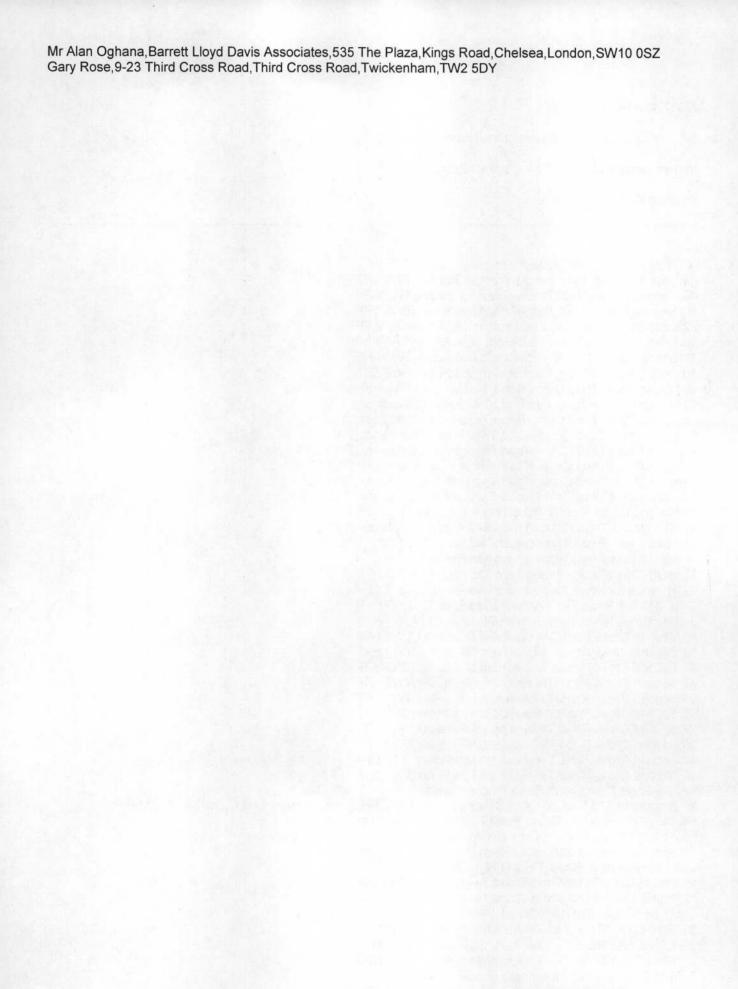
9-23 Third Cross Road, Twickenham, Middlesex, TW2 5DY

Inspectorate Ref: APP/L5810/A/09/2103349/NWF

Council Ref: 08/2651/FUL

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63 Third Cross Road, Twickenham, Middlesex, TW2 5DY
44 Second Cross Road, Twickenham, Middlesex, TW2 5RF
40 Second Cross Road, Twickenham, Middlesex, TW2 5RF
30 Second Cross Road, Twickenham, Middlesex, TW2 5RF
22A Second Cross Road, Twickenham, Middlesex, TW2 5RF
20A Second Cross Road. Twickenham, Middlesex, TW2 5RF
18 Second Cross Road, Twickenham, Middlesex, TW2 5RF
16 Second Cross Road, Twickenham, Middlesex, TW2 5RF
13 Louisa Court, Third Cross Road, Twickenham, Middlesex, TW2 5DX
11 Louisa Court, Third Cross Road, Twickenham, Middlesex, TW2 5DX
10 Louisa Court, Third Cross Road, Twickenham, Middlesex, TW2 5DX
9 Louisa Court, Third Cross Road, Twickenham, Middlesex, TW2 5DX
4 Louisa Court, Third Cross Road, Twickenham, Middlesex, TW2 5DX
3 Louisa Court, Third Cross Road, Twickenham, Middlesex, TW2 5DX
2 Louisa Court, Third Cross Road, Twickenham, Middlesex, TW2 5DX
1 Louisa Court, Third Cross Road, Twickenham, Middlesex, TW2 5DX
28 Second Cross Road, Twickenham, Middlesex, TW2 5RF
Air Sea House, Third Cross Road, Twickenham, Middlesex, TW2 5EE
31 Third Cross Road, Twickenham, Middlesex, TW2 5DY
29 Third Cross Road, Twickenham, Middlesex, TW2 5DY
25 Third Cross Road, Twickenham, Middlesex, TW2 5DY
22 Third Cross Road, Twickenham, Middlesex, TW2 5DU
5 Third Cross Road, Twickenham, Middlesex, TW2 5DY
3 Third Cross Road, Twickenham, Middlesex, TW2 5DY
56 Second Cross Road, Twickenham, Middlesex, TW2 5RF
52 Second Cross Road, Twickenham, Middlesex, TW2 5RF
48 Second Cross Road, Twickenham, Middlesex, TW2 5RF
42 Second Cross Road. Twickenham. Middlesex. TW2 5RF
36 Second Cross Road, Twickenham, Middlesex, TW2 5RF
32 Second Cross Road, Twickenham, Middlesex, TW2 5RF
22 Second Cross Road, Twickenham, Middlesex, TW2 5RF
20 Second Cross Road, Twickenham, Middlesex, TW2 5RF
14 Second Cross Road, Twickenham, Middlesex, TW2 5RF
12 Second Cross Road, Twickenham, Middlesex, TW2 5RF
Louisa Court, Third Cross Road, Twickenham, Middlesex, TW2 5DX
28 Basement And Ground Floor, Second Cross Road, Twickenham, Richmond, Middlesex, TW2 5RF
Fernleigh House, Third Cross Road, Twickenham, Middlesex, TW2 5DU
First Floor Flat, 28 Second Cross Road, Twickenham, Middlesex, TW2 5RF
50 Second Cross Road, Twickenham, Middlesex, TW2 5RF
48A Second Cross Road, Twickenham, Middlesex, TW2 5RF
14 Louisa Court, Third Cross Road, Twickenham, Middlesex, TW2 5DX
12 Louisa Court, Third Cross Road, Twickenham, Middlesex, TW2 5DX
Trafalgar School, Elmsleigh Road, Twickenham, Middlesex, TW2 5EG
33 Third Cross Road, Twickenham, Middlesex, TW2 5DY
27 Third Cross Road, Twickenham, Middlesex, TW2 5DY
24 Third Cross Road, Twickenham, Middlesex, TW2 5DU
7 Third Cross Road, Twickenham, Middlesex, TW2 5DY
58 Second Cross Road, Twickenham, Middlesex, TW2 5RF
54 Second Cross Road, Twickenham, Middlesex, TW2 5RF
46 Second Cross Road, Twickenham, Middlesex, TW2 5RF
CPC Battery Services LTD, Unit D,9-23 Third Cross Road, Twickenham, TW2 5DY
```

Notification List NOTLIST/280707



Notification List NOTLIST/280707

# INFORMATION TO BE SENT WITH PLANNING APPEAL QUESTIONNAIRE 08/2651/FUL File Number: P.I.N.S. Reference: APP/L5810/ €8/2103349/WWF appeal site NA adjacent (include as 'Other info') NA Conservation Area Statement appeal site N A adjacent/affected by proposal N A Listing description Tree Preservation Order (appeal site only) / / A Comments from statutory agencies (external consults – include in notification) Planning notice dated.... 2 3 08 2009 Ref.nos. of current undecided planning applications (include copy of application form) Ref.nos. of current appeals under consideration (PINS reference) + V Core Stretgy Development plan policies UDP INP 3, 576\$, 5, ENV X, 7, 34, 161 2, 11, 14, 15, 16, 17, 34 HS 6 1,4,5,8,8, 11, 17, 18, 18; CCE 8, EMP 2, 4, TRN2, 4 London Plan 3A1, 3A2, 3A5, 3A5, BB1, 3B2, 3C1X17, 3C22, 3C23, 3D15, 4A3, 4A4, 4A7, 4A8, 4A10, Supplementary planning guidance 4, 4A33, 4B1, 4B2, 4B5 6A5 Supplementary planning document Dengen Quolity, SEM Houring, POS, Sustainable Checklist Other relevant information (internal consults/previous appeal decisions/adjacent CA. etc.) VD, Policy, Env Health, Trees U22 987 tapped anolition Conditions Appeal Notification letter Appeal Notification list Date by which third parties reps. must reach the Inspectorate 17/06 Number of reps received for application (neighbour letters) Planning officer's report to Committee / delegated report Committee minutes dated...\.. 30/10/2008 Statement required Yes