

**Place Division / Development Management**

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12 February 2024

Anna Gargan  
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72 Welbeck Street  
London  
W1G 0AY

Dear Sir/Madam

**The Town and Country Planning Act 1990, (as amended)  
Acknowledgement**

**Application:** 22/0900/OUT

**Our ref:** DC/Lucy Thatcher

**Proposal:** Hybrid application to include:

1. Demolition of existing buildings (except the Maltings and the façade of the Bottling Plant and former Hotel), walls, associated structures, site clearance and groundworks, to allow for the comprehensive phased redevelopment of the site:
2. Detailed application for the works to the east side of Ship Lane which comprise:
  - a. Alterations and extensions to existing buildings and erection of buildings varying in height from 3 to 9 storeys plus a basement of one to two storeys below ground to allow for residential apartments; flexible use floorspace for retail, financial and professional services, café/restaurant and drinking establishment uses, offices, non-residential institutions and community use and boathouse; Hotel / public house with accommodation; Cinema and Offices.
  - b. New pedestrian, vehicle and cycle accesses and internal routes, and associated highway works
  - c. Provision of on-site cycle, vehicle and servicing parking at surface and basement level
  - d. Provision of public open space, amenity and play space and landscaping
  - e. Flood defence and towpath works
  - f. Installation of plant and energy equipment
3. Outline application, with all matters reserved for works to the west of Ship Lane which comprise:

- a. The erection of a single storey basement and buildings varying in height from 3 to 8 storeys
- b. Residential development
- c. Provision of on-site cycle, vehicle and servicing parking
- d. Provision of public open space, amenity and play space and landscaping
- e. New pedestrian, vehicle and cycle accesses and internal routes, and associated highways works.

**Site:** The Stag Brewery Lower Richmond Road Mortlake London

**Applicant:**

**Agent:** Anna Gargan

Thank you for your application which was received on 17 March 2022 and provisionally accepted as valid on 11 April 2022. If by 11 July 2022 you have not been given a decision in writing, not been told that your application is invalid, or not told that your fee cheque has been dishonoured, then you can appeal to the Secretary of State under Section 78 of the above Act.

**We have made improvements to the information available online including being able to review the progress of an application and to contact the planning officer. Decisions are usually made between weeks 6-8 and the planning officer will not normally need to contact you until this time. To review the progress of the application, visit the Council's website at [www.richmond.gov.uk/searchplanning](http://www.richmond.gov.uk/searchplanning).**

The application case officer may contact you for further information if minor changes are required to make the proposal acceptable. However, if there is a substantial objection to your proposal you may be sent the refusal notice (giving reasons) without prior contact. The Local Planning Authority will generally not accept amendments to an unacceptable application where pre-application advice has not been sought or where an application submitted after receiving written advice has not taken that advice into account. Advice as to how reasons for refusal may be overcome (if this is possible) may be obtained after the decision is issued through the formal pre-application advice service, which is chargeable. More information on this service can be viewed on the Council's website at [www.richmond.gov.uk/pre-application\\_for\\_developers](http://www.richmond.gov.uk/pre-application_for_developers).

If the application is to be considered by the Planning Committee rather than by officers under their delegated powers, the Council has agreed a procedure for representations by applicants and members of the public to be made at Committee and you will be notified in due course of the date of any such meeting.

The description of your proposal given at the top of this letter may vary from that on your application form. It may include information on your application form and also information on the submitted drawings. If you disagree with it please contact us as soon as possible.

To help us to perform our duties efficiently can you please email photographs of your site and its surroundings to the case officer. A delay in deciding your planning application within the statutory timeframes may occur without these photographs. All photographs should be current and dated.

The Council gives publicity to most applications, but please be sure to notify occupiers/owners of properties adjoining the application site of your proposals yourself.

Development Management  
London Borough of Richmond upon Thames

# London Borough of Richmond upon Thames Building Control



## DELIVERING HIGH QUALITY BUILDING CONTROL THROUGHOUT THE BOROUGH

### Our Services Include:

- Pre application advice and plan checking for compliance with The Building Regulations
- Inspections on site
- Ongoing technical advice and guidance on all aspects of design
- Dangerous structures
- Street naming and numbering
- Safety at sports grounds
- Building control fee advice. These can be viewed online or by phone for a more personal approach
- Provision of advice when redeveloping potentially contaminated land as well as access to contaminated land data
- Completion certificates
- Partnership schemes.



**Our aim** is to promote an accessible, healthy and safe built environment within the Borough, through the provision of a customer focused service that offers value for money, is efficient, effective and equitable. All of our Surveyors are experienced and have a wealth of local knowledge, including ground conditions, drainage, existing structures etc.

### **A fast and efficient service, including same day inspections.**

Maintain accurate records including Gas, Electric and other competent person scheme certification, to indicate when the work was inspected, the results of the inspection and any remedial work considered necessary.

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**e: [buildingcontrol@richmond.gov.uk](mailto:buildingcontrol@richmond.gov.uk)**

**t: Enquiries 020 8891 7117**

**The Local Authority Building Control service is always here for you to rely on now and in the future!**