

31 July 2020

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F.A.O Richard Green  
City Hall  
The Queens Walk  
London  
SE1 2AA

Dear Richard

**SUBMISSION OF AMENDMENTS TO PLANNING APPLICATION REFS. GLA/4795 & 19/0510/FUL FOR THE REDEVELOPMENT OF HOMEBASE, 84 MANOR ROAD, NORTH SHEEN**

On behalf of Avanton Richmond Developments Ltd ('the Applicant') we hereby submit a consolidated set of revised information in support of the application for full planning permission for the redevelopment of the above mentioned site (the 'Site').

This submission follows the letter from the Mayor of London dated 29 July 2019 that directs (under the powers conferred by the Section 2A of the 1990 Act) that he will act as the Local Planning Authority for the purposes of determining the planning application. The Mayor's direction followed a resolution by the London Borough of Richmond upon Thames ('LBRuT') at its Planning Committee on 3 July 2019 to refuse the Application.

This application, as amended, seeks full planning permission for the following:

*Demolition of existing buildings and structures and comprehensive phased residential-led redevelopment to provide 453 residential units (of which 173 units will be affordable), flexible retail, community and office uses, provision of car and cycle parking, landscaping, public and private open spaces and all other necessary enabling works.*

**The Proposed Amendments**

On 3 July 2019, the LBRuT Planning Committee resolved that they were minded to refuse planning permission (ref. 15/0510/FUL) for the following reasons (as summarised):

- 1) The Proposed Development fails to deliver the maximum reasonable amount of affordable housing.
- 2) The Proposed Development represents a visually intrusive, dominant and overwhelming form of overdevelopment to the detriment of the character of the site and surrounding area and the setting of nearby heritage assets and amenities.

- 3) The Proposed Development would represent a visually intrusive and overbearing form of overdevelopment, to the detriment of the surrounding occupant's current level of amenities and results in unacceptable levels of daylight to existing properties.
- 4) The Proposed Development would result in a poor standard of accommodation, causing unacceptable levels of outlook and privacy for future occupiers; and does not sufficiently demonstrate that the scheme provides acceptable levels of daylight to all proposed residential units.
- 5) The Proposed Development would represent an unacceptable form of development by reason of the insufficient information to demonstrate the scheme would comply with the London Plan Energy Hierarchy and achieve the highest standard of sustainable design and construction to mitigate the likely effects of climate change.
- 6) The Proposed Development would represent an unacceptable form of development in the absence of a legal agreement securing the proposed Heads of Terms

Since the Mayor's direction that he would take over the Application for his determination, the Applicant has engaged in detailed consultation with the GLA and TfL to develop an amended application. The amendments to the application have also sought to directly address the suggested reasons for refusal set out by LBRuT.

The proposed changes are described in detail in the accompanying Design and Access Statement Addendum, however, of particular note is the increase in residential units from 385 within the Original Proposed Development to 453 within the Amended Proposed Development. This increases the total number of affordable units by 38 to a total of 173 affordable homes (40% by habitable room taking account of grant funding, increased from 35% as originally submitted). This increase in units and the higher affordable housing provision has been principally achieved through amendments to the height and internal layout in appropriate locations across the Site.

### **Revised Documentation**

The following information is submitted in support of the amended application, which should be read in conjunction with the information submitted as part of the original submission:

- Revised application form prepared by Avison Young;
- Revised CIL form prepared by Avison Young;
- Revised Plans and Drawing List prepared by Assael;
- Revised Area & Accommodation Schedule prepared by Assael;
- Design and Access Statement Addendum prepared by Assael;
- Landscaping Addendum prepared by Gillespies;
- Planning Statement Addendum prepared by Avison Young;
- Townscape and Visual Impact Assessment Addendum prepared by Arc;
- Heritage Statement Addendum prepared by Geoff Noble Heritage;
- Revised Daylight and Sunlight Assessment prepared by Point2;
- Revised Noise and Vibration Impact Assessment prepared by Hoare Lea;
- Revised Air Quality Assessment prepared by Hoare Lea;

- Arboricultural Appraisal and Implications Assessment Addendum prepared by ACS Trees;
- Revised Flood Risk Assessment and Drainage Strategy prepared by Fairhurst;
- Revised Utilities Statement prepared by Hoare Lea;
- Revised Transport Assessment prepared by Sanderson Associates;
- Revised Residential and Commercial Travel Plans prepared by Sanderson Associates;
- Revised Delivery and Servicing Management Plan prepared by Sanderson Associates;
- Health Impact Assessment Addendum prepared by Hatch Regeneris;
- Revised Lighting Strategy prepared by Hoare Lea;
- Revised Wind Microclimate Assessment prepared by RWDI;
- Waste Management Strategy Addendum prepared by Momentum;
- Revised Energy Strategy prepared by Hoare Lea;
- Revised Sustainability Statement prepared by Hoare Lea;
- Circular Economy Statement prepared by Hoare Lea;
- Whole Life-Cycle Carbon Assessment prepared by Hoare Lea;
- Revised Construction Environmental Management Plan prepared by Avison Young;
- Revised Fire Safety Statement prepared by Hoare Lea; and
- Revised Geo-environmental & Geotechnical Preliminary Risk Assessment prepared by Fairhurst.

A full drawing list prepared by Assael is included with this submission.

As agreed with the GLA, the submission has been made electronically only.

We look forward to receiving confirmation that the revised application has been received and made valid; however should you require anything further, please do not hesitate to contact Rachel Crick (020 7911 2443) of this office.

Yours sincerely

A handwritten signature in cursive script that reads "Avison Young".

**For and on behalf of Avison Young (UK) Limited**