

15 October 2024

The Owner/Occupier

**TOWN AND COUNTRY PLANNING ACT 1990
APPEAL UNDER SECTION 78**

Dear Sir/Madam,

Site Address: **The Former Stag Brewery, Lower Richmond Road,
Mortlake SW14 7ET**

Application reference: 22/0900/OUT
Appellant's name: Reselton Properties Ltd
Appeal reference: APP/L5810/W/24/3339060
Appeal start date: 28 February 2024

Description of development:

Application A: 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 2 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.

Application reference: 22/0902/FUL
Appellant's name: Reselton Properties Ltd
Appeal reference: APP/L5810/W/24/3339062
Appeal start date: 28 February 2024

Description of development:

Application B: Erection of a three-storey building to provide a new secondary school with sixth form; sports pitch with floodlighting, external MUGA and play space; and associated external works including landscaping, car and cycle parking, new access routes and other associated works.

Further to my previous letters regarding the above, I am now writing to let you know that these appeals are to be dealt with at a **public inquiry**.

The procedure to be followed is set out in the Town and Country Planning (Appeals) (Inquiries Procedure) (England) Rules 2000, as amended.

Appeal documents can be viewed at the Council offices by prior arrangement or on the Council website at www.richmond.gov.uk/services/planning/stag_brewery or at <https://gateleyhamer-pi.com/en-gb/stag-brewery/>

The Inspector appointed to decide the appeals is **Glen Rollings BA(Hons) MAUD MRTPI** and the inquiry will open at **10.00am on Tuesday 5 November 2024**. The public inquiry is currently scheduled to sit for up to 16 days, **5-8 November, 12-15 November, 3-6 December and 10-13 December**. (12-13 December are reserve days).

The venues for the inquiry will be

Week 1	Tuesday 5 November – Friday 8 November 2024	Clarendon Hall York House Richmond Road Twickenham TW1 3AA
Week 2	Tuesday 12 November – Friday 15 November 2024	Clarendon Hall York House Richmond Road Twickenham TW1 3AA
Week 3	Tuesday 3 December – Friday 6 December 2024	Cole Court Centre 150 London Road Twickenham Middlesex TW1 1HD
Week 4	Tuesday 10 December – Friday 13 December 2024 (12 – 13 December are reserve days)	Council Chambers York House Richmond Road Twickenham TW1 3AA

The Case Officer contact at the Planning Inspectorate is
Holly Dutton Tel: 0303 444 5022 Email: holly.dutton@planninginspectorate.gov.uk

Car parking at York House is not available. There is limited parking available at Cole Court Centre. However, there are car parks available within the Twickenham area (see www.richmond.gov.uk/twickenham_area_car_parks). Alternatively, Twickenham Railway Station is a 5-10 minute walk away from both venues, and bus services stop in London Road and Richmond Road close to the venues. Disabled access is available.

You may, if you wish, attend the inquiry and, at the discretion of the Inspector, may also speak at the inquiry. It is not necessary for you to register your wish to speak in advance of the inquiry. However, in opening the inquiry, the Inspector will ask who wishes to speak and you should indicate your wish to speak at that time.

You can get a copy of one of the Planning Inspectorate's 'Guide to taking part in planning and listed building consent appeals proceeding by an inquiry' at www.gov.uk/government/publications/planning-appeals-dealt-with-by-an-inquiry-taking-part. When made, the decision will be published on the Planning Portal.

The decision will be published on <https://acp.planninginspectorate.gov.uk>

Yours faithfully,

Appeals Team