



The Planning Inspectorate

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Ms Kate Randell
Greater London Authority

Your Ref:
Our Ref: APP/F5540/V/19/3226900
Further appeal references at foot of letter

24 April 2019

Dear Ms Randell,

Town and Country Planning Act 1990 - Section 77 and Town and Country Planning (Inquiries Procedure) (England) Rules 2000
Applications by Bluescape Limited, Mr David Montague, L & Q
Site Addresses: 40 & 40A High Street, BRENTFORD, TW8 ODS and Citroen Site, Capital Interchange Way, BRENTFORD, TW8 OEX

I refer to the above called-in planning applications and the National Planning Casework Unit's letter of 15th April 2019. I am the case officer.

The date of the call-in letter is the starting date for these applications. They will be heard at a joint inquiry, please could the councils confirm which LPA will host the event

The Inspector and Secretary of State require hard copies of all documentation that was considered at application stage including representations from interested parties and consultees. Please can the Councils and applicants produce an agreed schedule and submit one hard copy of all documentation for both applications to me within 2 weeks from the date of this letter.

All called-in planning applications are now subject to bespoke timetables. Guidance about bespoke programming of called-in applications can be found at the following link http://www.planningportal.gov.uk/uploads/pins/procedural_guide_call_ins.pdf. Attached is the format for the bespoke programme. Please suggest dates for those actions which have not been greyed out. It would be helpful if 2 agreed inquiry dates could be provided.

NB: As a bespoke programme has yet to be agreed provisional dates for the LPAs'/ applicants'/Rule 6 parties' Statements of Case and the Statement of Common Ground are enclosed. Any changes to these dates should be agreed between all parties.

With regard to the anticipated inquiry duration the parties are requested to provide a well informed estimate (ie including Counsel's input) of time required for their own case and to liaise with one another to see how many witnesses each confidently proposes to field and how long they expect cross examination of one another's witnesses will require. The parties should also factor in a reasonable assessment of 3rd party interest, that the

Statement of Common Ground will minimise the areas that need to be covered at the inquiry and that the duration should include the time that will be needed for the Inspector to carry out any accompanied site visit. The reason for this level of detail at this stage is to enable accurate forward programming of the Inspector's time, and to seek to ensure, as far as possible, that the risk of adjournment caused by underestimation of the inquiry duration is minimised.

You have 2 weeks from the date of this letter in which you can submit a programme agreed with the applicants, the other council and the Rule 6 parties (Historic England and Historic Royal Palaces).

If you do not wish to agree a programme please let me know within the 2 week period. If that is the case, or a programme is submitted which we find unacceptable, we may impose our own programme for these called-in applications.

Within 2 weeks of the date of this letter you should notify any statutory parties and interested persons who were consulted when the applications were made or who made representations that I am now dealing with the case. You should tell them that:-

- i) any comments they made at application stage will be submitted to the Planning Inspectorate and if they want to make any additional comments, they should submit 3 copies of them to me within 6 weeks of the date of this letter i.e. by 5th June 2019
- ii) when and where the application documents will be available for inspection;
- iii) that the Planning Inspectorate will not acknowledge representations. We will however ensure that letters received by the deadline are passed on to the Inspector dealing with the applications;
- iv) that the decision will be published on the Planning Portal.

Please send a copy of the notification letter to me.

Where a new local policy has been adopted at any point following the call-in of these applications but before the decision is issued you must inform PINS and outline its effect on these applications.

Costs

Costs can be awarded in this type of application. Details of this can be found on our Planning Portal - www.planningportal.gov.uk/planning/appeals/guidance. You are advised to read this guidance very carefully as it contains important information about how one party to an application might have to pay another party's costs.

You should be aware that withdrawal at any stage in the proceedings, without good reason, may result in a successful application for costs. A successful application is also possible should an event be adjourned because of the submission of late evidence.

Additionally, a Planning Inspector or the Secretary of State may on their own initiative make an award of costs, in full or in part, if they judge that a party has behaved unreasonably resulting in unnecessary application expense.

If you have any questions, please contact me.

Yours sincerely,

Helen Skinner

Helen Skinner

Enclosures: bespoke programme

Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through GOV.UK. The address of the search page is - <https://www.gov.uk/appeal-planning-inspectorate>

Linked cases: APP/G6100/V/19/3226914