

Subject: FW: Garden Royal Kersfield Road - closure

From: Edward Appah <Edward.Appah@richmondandwandsworth.gov.uk>

Date: 23/03/2026, 09:49

To: "richard@tdoc.net" <richard@tdoc.net>

CC: Edward Appah <Edward.Appah@richmondandwandsworth.gov.uk>, FOI WBC <Foiv@richmondandwandsworth.gov.uk>, "Ayres, Finna (Cllr)" <Cllr.F.Ayres@wandsworth.gov.uk>, "SNTWW-EastPutney@met.police.uk" <SNTWW-EastPutney@met.police.uk>

Official

Dear Mr. Townsend-Rose,

I write in response to your email below, I am the new case officer for this investigation.

Our records show that the lawful use of the garages is for purposes ancillary to the residential properties at Garden Royal.

The Council issued a planning contravention notice ("PCN") to the owners of the garages following allegations that they were being used for commercial activities. The responses received indicated that two of the garages were indeed being used in a manner not considered ancillary to the residential properties at Garden Royal. The Council requested that these uses cease, and this request has now been complied with.

I intend to recommend that the enforcement investigation is closed as the Council's request has been complied with.

The fraud and tax issues outlined in your email are not planning matters, and planning officers are unable to assist in resolving them.

Kind regards,

Mr. E. Appah

Senior Planning Enforcement Officer

Serving Richmond and Wandsworth Councils

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Please note that this is the opinion of the officer and is given without prejudice to any formal decision of the Council.



From: Richard Townsend-Rose <richard@tdoc.net>

Sent: 20 March 2026 11:53

To: Haley Willkom <Haley.Willkom@richmondandwandsworth.gov.uk>

Cc: FOI WBC <Foiv@richmondandwandsworth.gov.uk>; Ayres, Finna (Cllr) <Cllr.F.Ayres@wandsworth.gov.uk>; SNTWW-EastPutney@met.police.uk

Subject: Investigation into commercial use of garages at SW15 3HE, Garden Royal Kersfield Road.

Sirs

It is with some regret that I ask for the formal report on the outcome of your investigation.

This is in furtherance of my email to Councillor Finna Ayres of 25th November 2025.

See https://tdocplus.co.uk/01_ROPA/index.php#50-copy-email-on-garages-electricity-insurance-25th-november-2025

There is relevant information at https://tdocplus.co.uk/01_ROPA/index.php/from-1st-april-2025/about-monies-since-2015/re-letting-out-garages

This nuisance to residents continues, and Wandsworth fails to collect the appropriate taxes for the change in use.

Electricity paid for by the lessees continues to be used, and charged to them, whilst they gain no benefit from the change of use. This constitutes fraud.

Eur Ing Richard Townsend-Rose MA CEng MICE

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