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PLANNING

TOWN AND COUNTRY PLANNING ACT 1990: DECISION NOTICE

HTP Architects LLP
2 Richmond Hill
Richmond
TW10 6QX

Please contact: Planning Support

Please telephone: 0845 612 2660

Your ref:

Our ref:
DC/SGS/09/1983/FUL/FUL

Letter Printed: 29 March 2011

FOR DECISION DATED
29.03.2011

Dear Sir/Madam

Applicant: Home Counties Property Centres Ltd **Agent:** HTP Architects LLP

WHEREAS in accordance with the provisions of the Town and Country Planning Act 1990 and the orders made thereunder, you have made an application received on **24 July 2009** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

22 The Causeway, Teddington, TW11 0HF, .
for

Demolition of three storey office building and replacement with part three, part four storey building with ground floor offices (A2 and B1) and residential flats to upper floors.

NOW THEREFORE WE THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF RICHMOND UPON THAMES acting by the Council of the said Borough, the Local Planning Authority HEREBY GIVE YOU NOTICE pursuant to the said Act and the Orders made thereunder that permission to develop the said land in accordance with the said application is hereby **GRANTED** subject to the conditions and informatives summarised and listed on the attached schedule:-

Yours faithfully


Robert Angus
Development Control Manager

APPLICANT NAME Home Counties Property Centres Ltd 22 The Causeway Teddington TW22 0HF	AGENT NAME HTP Architects LLP 2 Richmond Hill Richmond TW10 6QX
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SITE:

22 The Causeway, Teddington, TW11 0HF, .

PROPOSAL:

Demolition of three storey office building and replacement with part three, part four storey building with ground floor offices (A2 and B1) and residential flats to upper floors.

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS:

AT01 Development begun within 3 years	U30900 Code for Sustainable Homes
BD05 Details - Materials to be approved	U30901 Cycle/refuse enclosure
U30899 No reduction in number of units	U30902 Balcony screening
LT09 Hard and Soft Landscaping Required	

INFORMATIVES:

IM13 Street numbering	IL13 Section 106 agreement
U45291 Planning obligations	U45290 Informatives

DETAILED CONDITIONS

AT01 Development begun within 3 years

The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

BD05 Details - Materials to be approved

The external surfaces of the building(s) and, where applicable, all areas of hard surfacing, shall not be constructed other than in materials, details/samples of which shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality.

U30899 No reduction in number of units

No alterations shall be made to the flats hereby approved nor shall they be occupied in any way which would result in a reduction in the number of residential units.

REASON: To ensure that the development continues to contribute to the housing needs of the Borough by the retention of dwellings of a variety of sizes and types.

LT09 Hard and Soft Landscaping Required

(A) No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the local planning authority. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artifacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing utility services above and below ground (e.g. drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant; a program or timetable of the proposed works.

(B) Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); detailing the quantity, density, size, species, position and the proposed time or programme of planting of all shrubs, hedges, grasses etc, together with an indication of how they integrate with the proposal in the long term with regard to their mature size and anticipated routine maintenance. All tree, shrub and hedge planting included within that specification shall be carried out in accordance with BS 3936:1986 (parts 1, 1992, Nursery Stock, Specification for trees and shrubs, and 4, 1984, Specification for forest trees); BS 4043: 1989, Transplanting root-balled trees; and BS 4428: 1989, Code of practice for general landscape operations (excluding hard surfaces).

(C) All hard and soft landscape works shall be carried out in accordance with the approved details and in any event prior to the occupation of any part of the development.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality and to preserve and enhance nature conservation interests.

U30900 Code for Sustainable Homes

The dwelling(s) hereby approved shall achieve a Code Level 3 in accordance with the requirements of the Code for Sustainable Homes: Technical Guide (or such national measure of sustainability for house design that replaces that scheme). No dwelling shall be occupied until a Final Code Certificate has been issued for it certifying that the Code Level stated above has been achieved and which has been submitted to the Local Planning Authority for approval.

REASON: in the interests of promoting sustainable forms of developments and to meet the terms of the application.

U30901 Cycle/refuse enclosure

NS01 - None of the buildings hereby approved shall be occupied until a dustbin enclosure and cycle store have been provided in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show the siting and design thereof.

REASON: To safeguard the appearance of the property and the amenities of the area.

U30902 Balcony screening

Notwithstanding details shown on approved plans, drawings showing details of screening to the third floor rear balcony shall be submitted to and approved in writing by the Local Planning Authority prior to the development being carried out.

REASON: To ensure that the proposed development does not prejudice the amenities of neighbours

DETAILED INFORMATIVES

IM13 Street numbering

The applicant is advised that this permission will normally require the new numbering or renumbering of the property/site for postal/emergency services address purposes. You are advised to make early written contact with the Council's Chief Building Surveyor at the Civic Centre to ensure a satisfactory arrangement is reached over this issue.

U45291 Planning obligations

The applicant is advised that the following sums of money are required to comply with the terms of this planning application:

Transport: £7160

Open space £4,726

Health £1021.65

Management fee £645.38

Total £13,553.03

IL13 Section 106 agreement

This planning permission has a Section 106 Agreement which must be read in conjunction with it.

U45290 Informatives

Decision Drawings:

For the avoidance of doubt the drawing numbers to which this decision refers are as follows:- PL/01A, 02A, 03A, 04C, 05C, 06C 07C and 08D received on 24th July 2009 2009 and PL/11 received on 11th January 2010'

Reason for granting:

The proposal has been considered in the light of the Development Plan, comments from third parties (where relevant) and compliance with Supplementary Planning Guidance as appropriate. A previous application was the subject of an appeal which was dismissed on grounds relating to loss of employment, sustainability and infrastructure contributions. It is considered that the applicant has demonstrated that the loss of employment floorspace will not be significant and the sustainable development requirements of the Council can be met. The applicant is willing to make the appropriate infrastructure contributions. It has been concluded that there is not a demonstrable harm to interests of acknowledged importance caused by the development that justifies withholding planning permission.

Principal Policies:

The following have been taken into account in the consideration of this proposal:-

UDP – First Review: BLT 11, 15, and 16; EMP 4; HSG 11, 12; TRN 2, 4

LDF Core Strategy: CP 1, 2, 7, 14'

Building Regulations:

The applicant is advised that the erection of new buildings or alterations to existing buildings should comply with the Building Regulations. This permission is NOT a consent under the Building Regulations for which a separate application should be made. For application forms and advice please contact the Building Control Section of the Street Scene department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411).

If you alter your proposals in any way, including to comply with the Building Regulations, a further planning

SCHEDULE OF REASONS FOR APPLICATION

application may be required. If you wish to deviate in any way from the proposals shown on the approved drawings you should contact the Development Control Department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 7300).

Damage to the public highway:

Care should be taken to ensure that no damage is caused to the public highway adjacent to the site during demolition and/or construction. The Council will seek to recover any expenses incurred in repairing or making good such damage from the owner of the land in question or the person causing or responsible for the damage.

You are recommended to prepare a survey, including photographs, of the condition of the adjacent public highway, including pavement, which should be sent to the Local Highway Authority prior to the commencement of work to ensure that damage to the highway is prevented or repaired. Otherwise you and/or your contractor, may be held responsible for any damage found on completion of the works.

If the pavement is already broken or damaged you should contact Traffic and Transport, London Borough of Richmond upon Thames, 44 York Street, Twickenham TW1 3BZ (Telephone 0845 612 2660) to arrange a joint inspection of the footway before work commences.

Noise control - Building sites:

The attention of the applicant is drawn to the requirements of section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise and vibration on construction and demolition sites. Application, under section 61 of the Act for prior consent to the works, can be made to the Environmental Health Department.

Under the Act the Council has certain powers to control noise from construction sites. Typically the council will limit the times during which sites are permitted to make noise that their neighbours can hear.

For general construction works the Council usually imposes (when necessary) the following limits on noisy works:-

Monday to Friday 8am to 6pm

Saturdays 8am to 1pm

Sundays and Public Holidays- No noisy activities allowed

Applicants should also be aware of the guidance contained in British Standard 5228:2009- Noise and vibration control on construction and open sites.

Any enquiries for further information should be made to the Commercial Environmental Health Team, 2nd Floor Civic Centre, 44 York Street, Twickenham TW1 3AB.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 09/1983/FUL
