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TOWN AND COUNTRY PLANNING ACT 1990: DECISION NOTICE

Mr Richard Sparkes
Hunter patel creative group
Bridge house
Station road
Lichfield
Staffordshire
WS13 6HX
United Kingdom

Please contact: Planning Support

Please telephone: 0845 612 2660

Your ref: 1378- Three Kings,
Twickenham

Our ref: DC/SAJ/11/0182/FUL/FUL

Letter Printed: 11 May 2011

FOR DECISION DATED
11.05.2011

Dear Sir/Madam

Applicant: Mr Tony Rushforth

Agent: Mr Richard Sparkes

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 January 2011** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:


Three Kings, 42 Heath Road, Twickenham, TW1 4BZ.

for

Single storey rear extension. New extract duct and new boundary treatment. Ground floor interior: General interior refurb, Repositioning of male and female toilets to rear of the property, Creation of kitchen, disabled toilet and glass wash area and layout of the servery. Ground Floor exterior: Landscaping of rear courtyard with pergola, Construction of bin store. First floor: As Existing.

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

Mr Tony Rushforth
 Enterprise Inns Plc
 3 Monkspath Hall Road
 Solihull
 B90 4SJ
 West Midlands

AGENT NAME

Mr Richard Sparkes
 Bridge house
 Station road
 Lichfield
 Staffordshire
 WS13 6HX
 United Kingdom

SITE:

Three Kings, 42 Heath Road, Twickenham, TW1 4BZ.

PROPOSAL:

Single storey rear extension. New extract duct and new boundary treatment. Ground floor interior: General interior refurb, Repositioning of male and female toilets to rear of the property, Creation of kitchen, disabled toilet and glass wash area and layout of the servery. Ground Floor exterior: Landscaping of rear courtyard with pergola, Construction of bin store.

First floor: As Existing.

SUMMARY OF CONDITIONS AND INFORMATIVES**CONDITIONS:**

AT01 Development begun within 3 years
 U39926 Approved drawings
 U39924 Odour and other effluvia - Extraction
 U39956 Jumbrellas
 U39923 Mechanical noise control

DV11 Use of roof restricted
 BD14A Materials to match existing
 U39925 Finish extract duct black

INFORMATIVES:

U53530 Composite informative

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.

U39926 Approved drawings

The development hereby permitted shall be carried out in accordance with the following approved plans and documents, where applicable: 'OS map' 1378-OS Map and 'Existing planning drawing' 04A both received 21/03/2011 and 'Proposed planning elevations sheet 1' 05D (A3 2 of 3), 'Proposed planning elevations sheet 2' 05D (A3 3 of 3) and 'Proposed planning floor plans' 05D (A3 1 of 3) received 10/05/2011

REASON: To accord with the terms of the application, for the avoidance of doubt and in the interests of proper planning.

U39924 Odour and other effluvia - Extraction

Prior to the first use of the extraction equipment details of a scheme for the extraction and treatment of fumes and odours generated from cooking or any other activity undertaken on the premises shall be submitted to and approved in writing by the local planning authority. Any equipment, plant or process approved pursuant to such details shall be installed prior to the first use of the equipment and shall be operated and retained in accordance with the approved details and operated in accordance with manufacturers instructions and include a copy of the maintenance and servicing schedule.

The scheme must assess the odour risk with regard to the guidance produced by DEFRA: Control of Odour and Noise from Commercial Kitchen Systems 2004. The associated odour controls must be identified and implemented. The document can be downloaded from the DEFRA website <http://www.defra.gov.uk/environment/noise/research/kitchenexhaust/pdf/kitchenreport.pdf>

REASON: To protect the amenity of occupiers of nearby properties

U39956 Jumbrellas

Prior to the commencement of development, the finish and colour of the fixed Jumbrellas shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the approved scheme. REASON: To preserve the character and appearance of the site and area in general.

U39923 Mechanical noise control

Before the kitchen extraction unit to which the application refers is used at the premises, a scheme shall be submitted to and approved in writing by the local planning authority which demonstrates that the following noise criteria can be complied with and shall thereafter be retained as approved

The measured or calculated rating level of noise emitted from the kitchen extraction system to which the application refers, shall be equal to the existing background noise level of 36dB(A) LAeq,1hour or 5dB(A) below if there is a particular tonal or discrete component to the noise, at all times that the mechanical system etc operates. The measured or calculated noise levels shall be determined at the boundary of the nearest ground floor noise sensitive premises or 1 meter from the facade of the nearest first floor (or higher) noise sensitive premises, and in accordance to the latest British Standard 4142; An alternative position for assessment /measurement may be used to allow ease of access, this must be shown on a map and noise propagation calculations detailed to show how the design criteria is achieved.

In addition, the noise from the air conditioning system must achieve the 'good standard' for internal noise levels detailed in Table 5 of BS 8233 'Sound Insulation and Noise Reduction for Buildings CofP'. Table 7: Summary of Recommended Guidance from BS8233 for bedrooms and living rooms

Criterion for reasonable resting/sleeping conditions (Design Range LAeq,TdB):

Bedrooms: Good - 30, Reasonable - 35

Living rooms: Good - 30, reasonable - 40

Utility rooms and kitchens/bathrooms: Good - NA, Reasonable - 45

The plant shall be supported on adequate proprietary anti-vibration mounts as necessary to prevent the structural transmission of vibration and regenerated noise within adjacent or adjoining premises, and these

shall be so maintained thereafter.

REASON: To protect the amenity of occupiers of nearby properties

DV11 Use of roof restricted

The roof of the building shall not be used for any purpose other than as a means of escape in emergency or for maintenance of the building.

REASON: To safeguard the amenities of the adjoining premises and the area generally.

BD14A Materials to match existing

No new external finishes (including fenestration), including works of making good, shall be carried out other than in materials to match the existing.

REASON: To ensure that the proposed development is in keeping with the existing building(s) and does not prejudice the appearance of the locality.

U39925 Finish extract duct black

The extract duct hereby approved shall be finished black and maintained that way to the satisfaction of the Local Planning Authority.

REASON: To ensure that the proposed development is in keeping with the existing and does not prejudice the appearance of the locality.

DETAILED INFORMATIVES

U53530 Composite informative

Reason for granting:

The proposal has been considered in the light of the Development Plan, comments from statutory consultees and third parties (where relevant) and compliance with Supplementary Planning Guidance as appropriate. 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. The proposed extensions and alterations would not significantly intensify the use of the site, and are suitably separated from neighbouring properties to ensure the amenity of neighbouring residents would not be unacceptably affected. By reason of the extensions and alterations acceptable design, the proposal would not adversely affect the character and appearance of the existing Building of Townscape Merit or its setting or the area in general and would not have an adverse impact on the highway and parking environment. The scheme will thereby not prejudice the aims of adopted and emerging policies.

Principal Policies:

The following have been taken into account in the consideration of this proposal:- Unitary Development Plan (2005) policies BLT 2, 4, 11, 15, 16, 30, TRN 2 and 4, CCE18, Core Strategy (2009) policy CP7 and emerging Development Management Plan (2010) policies DM TC 4, 5, DM HD 3, DM SI 1, DM TP 2, 1 and 5.

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 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

SCHEDULE OF REASONS FOR APPLICATION

the damage.

You are recommended to prepare a survey, including photographs, of the condition of the adjacent public highway, including pavement, which should be agreed with 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 and email streetcare@richmond.gov.uk) 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 11/0182/FUL