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TOWN AND COUNTRY PLANNING ACT 1990: DECISION NOTICE

Mr Graham Wood
Portico Architecture & Interiors
The Old Forge
Upper Street
Hollingbourne
Maidstone
Kent
ME17 1UW
United Kingdom

Please contact: Planning Support

Please telephone: 0845 612 2660

Your ref: Alterations, The Fox PH,
Twic...

Our ref:
DC/CHB/11/0825/FUL/FUL

Letter Printed: 3 June 2011

FOR DECISION DATED
01.06.2011

Dear Sir/Madam

Applicant: Mr Tony Rushforth

Agent: Mr Graham Wood

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

The Fox, 39 Church Street, Twickenham, TW1 3NR.

for

Demolition of existing Toilet Block and external Stairway serving the First Floor Function Room - replacing with an Entrance Lobby. Reconstruction of existing single-storey Larder with a Disabled Toilet and introduction of glazed doors to the rear of the Ground Floor area beneath Function Room. Internal alterations to provide new Commercial Kitchen and Toilets in place of Function Room and an enclosed Trade Area beneath at Ground Floor, linking through into existing Kitchen and Office areas to provide additional Trade Area. New internal Staircase to access the new Toilets at First Floor. Replacement timber Entrance Gates.

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
 3 Monkspath Hall Road
 Solihull
 West Midlands
 B90 4SJ
 United Kingdom

AGENT NAME

Mr Graham Wood
 The Old Forge
 Upper Street
 Hollingbourne
 Maidstone
 Kent
 ME17 1UW
 United Kingdom

SITE:

The Fox, 39 Church Street, Twickenham, TW1 3NR.

PROPOSAL:

Demolition of existing Toilet Block and external Stairway serving the First Floor Function Room - replacing with an Entrance Lobby. Reconstruction of existing single-storey Larder with a Disabled Toilet and introduction of glazed doors to the rear of the Ground Floor area beneath Function Room. Internal alterations to provide new Commercial Kitchen and Toilets in place of Function Room and an enclosed Trade Area beneath at Ground Floor, linking through into existing Kitchen and Office areas to provide additional Trade Area. New internal Staircase to access the new Toilets at First Floor. Replacement timber Entrance Gates.

SUMMARY OF CONDITIONS AND INFORMATIVES**CONDITIONS:**

AT01 Development begun within 3 years
 LB10 Painted timber joinery
 U40520 Details
 BD05 Details - Materials to be approved
 U40522 Noise control

U40524 Odour control
 U40521 Hard and Soft Landscaping Required
 U40525 Approved drawings

INFORMATIVES:

U54018 Composite Informative
 U54053 Submission of details

U54021 Air conditioning

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.

LB10 Painted timber joinery

All external joinery shall be of painted timber.

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

U40520 Details

The works shall not be carried out otherwise than in accordance with detailed drawings and samples including plans, elevations, and sections as applicable; such drawings to be submitted to and approved by the Local Planning Authority in writing and unless otherwise agreed in writing by the Local Planning Authority, the development shall thereafter be carried out in accordance with the approved details. The drawings/details should show the following:

1. Detailed elevation and sectional drawings of the proposed glazing and doors to the front and rear of the carriageway and how/where this is to be affixed.
2. Samples of glazing proposed for the carriageway and extension
3. Detailed sectional elevation at a scale of 1:5 showing junction of the ground floor window on the eastern elevation of the building and extension.
4. Detailed drawings and finish thereof of the gates proposed to the front elevation.
5. Details/samples of all proposed floor treatments.
6. Detailed drawings, elevations and finish of the external bar in the rear garden
7. Detailed elevation and cross sectional drawing of the proposed window on the first floor front elevation, and repairs to rear elevation windows

REASON: To protect the integrity of the building and character and appearance of the conservation area.

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.

U40522 Noise control

Before any mechanical plant 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 cumulative measured or calculated rating level of noise emitted from mechanical plant and services to which the application refers, shall be equal to the existing background noise level 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.

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

U40524 Odour control

Prior to the first use of the equipment hereby approved, 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 premises and shall be operated and retained in accordance with the approved details and operated in accordance with manufacturers instructions. The DEFRA: Control of Odour and Noise form Commercial Kitchen Systems 2004 risk assessment and subsequent control measures must be applied to the proposed odour control scheme. <http://www.defra.gov.uk/environment/noise/research/kitchenexhaust/pdf/kitchenreport.pdf>

Reason; To protect the amenity of occupiers of residents of nearby properties

U40521 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 means of enclosure; other vehicle and pedestrian access and circulation areas; hard surfacing materials and 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

U40525 Approved drawings

The development hereby permitted shall be carried out in accordance with the following approved plans and documents, where applicable.

part superseded 10.03.05A received 15th March 2011 and 10.03.07G; 10.03.09D and 10.03.06D received 1st June 2011

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

DETAILED INFORMATIVES

U54018 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 alterations and additions, by reason of their acceptable design, size and scale will have a neutral impact and not harm the character and appearance of the host building and not detract from its listed status or setting within the conservation area. The relocation of the extract vents is considered acceptable and the siting more appropriate given that their prominence has now been reduced on the roof slope. The proposal is therefore considered to comply with policies BLT 2, 3, 11, 16 and 30 of the Unitary Development Plan: First Review, CP7 of the Core Strategy and policies DM DC1, DC5, HD 1 and HD2 of the Draft Development Management Plan Document

Principal Policies:

The following have been taken into account in the consideration of this proposal:-
Unitary Development Plan - First Review 2005 policies BLT 2, 3, 11, 15, 16 and 30
Core Strategy policy CP7
Draft Development Management Plan policies DM DC1, DC5, HD1 and HD2

SCHEDULE OF REASONS FOR APPLICATION

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 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.

U54053 Submission of details

The applicants are advised to contact the Council with regards to the submission of detailed drawings for the scheme to ensure that the correct information is submitted.

U54021 Air conditioning

Notwithstanding what is shown on the approved drawings, this scheme does not approve any air conditioning that may be shown and for which separate consent will be required.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 11/0825/FUL
