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TOWN AND COUNTRY PLANNING ACT 1990: DECISION NOTICE SECTION 192

Mr And Mrs Hagell
C/o Englishhaus Ltd
30 Lawrence Road
Hampton
Richmond Upon Thames
TW12 2RJ

Please contact: Planning Support

Please telephone: 020 8891 7300

Your ref:

Our ref:
DC/BRS/05/0281/PS192/PS192

Date: CERTIFIED COPY FOR
22.03.2005

Dear Sir/Madam

Town and Country Planning Act 1990, Section 192 (as amended)
Town and Country Planning (General Development Procedure Order) 1995 Article 24

Applicant: Mr And Mrs Hagell

Agent: Englishhaus Ltd

WHEREAS in accordance with the provisions of the Town and Country Planning Act 1990 and the relevant Orders made thereunder, you have made an application received on **1 February 2005** for a **CERTIFICATE OF LAWFUL USE OR DEVELOPMENT** relating to:

80 Popes Grove, Twickenham, Richmond Upon Thames, TW1 4JX

for

Demolition OF Existing Rear Extension And Erection Of A New Single Storey Rear Extension.

You are advised that the above works/use at the premises edged black on the plan attached to this Certificate were/was lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended) for the reasons(s) given on the attached schedule:

Yours faithfully


Robert Angus
Development Control Manager

Trevor Pugh, Director Environment

SCHEDULE OF CONDITIONS AND INFORMATIVES TO APPLICATION 05/0281/PS192

APPLICANT NAME Mr And Mrs Hagell 80 Popes Grove Twickenham Richmond Upon Thames TW1 4JX	AGENT NAME Englishhaus Ltd 30 Lawrence Road Hampton Richmond Upon Thames TW12 2RJ
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SITE:

80 Popes Grove, Twickenham, Richmond Upon Thames, TW1 4JX.

PROPOSAL:

Demolition OF Existing Rear Extension And Erection Of A New Single Storey Rear Extension.

The reason(s) and/or informatives(s) applicable to this application are as follows:

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS:

LD02A Development - Permitted

INFORMATIVES:

IE05A Noise control - Building sites
IH06A Damage to public highway

IL10 Building regulations required
U06032 Section 192 informative

PLEASE NOTE:

1. This certificate issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the use/operations/matter specified taking place on the land described above was/would have been lawful on the specified date and thus was not/would not have been liable to enforcement action under Section 172 of the 1990 Act on that date.
3. This certificate applies only to the extent of the use/operations/matter described and to the land specified and identified on the attached plan. Any use/operations/matter which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
4. The effect of the certificate is also qualified by the proviso in section 192(4) of the 1990 Act, as amended, which states that the lawfulness of the described use or operation is only conclusively presumed when there has been no material change, before the use of is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.

SCHEDULE OF CONDITIONS AND INFORMATIVES TO APPLICATION 05/0281/PS192

DETAILED CONDITIONS

LD02A Development - Permitted

This proposal CONSTITUTES DEVELOPMENT within the meaning of Section 55 of the Town and Country Planning Act 1990, but by virtue of Article 3 and Schedule 2 of the Town and Country (General Permitted Development) Order 1995 is of a class which is described as PERMITTED DEVELOPMENT and therefore planning permission IS NOT REQUIRED.

DETAILED INFORMATIVES

IE05A Noise control - Building sites

Attention is drawn to the noise control provisions of the Environmental Protection Act 1990. Any enquiries for further information should be made to the Commercial Environmental Health Team, 7B Parkshot, Richmond TW9 2RT (Tel: 020 8891 7994).

IH06A Damage to 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. If the pavement is already broken or damaged you should contact the Highways Management Group on 020 8891 7083 to arrange a joint inspection of the footway before work commences. Otherwise you may be held responsible for any damage found on completion of the works.

IL10 Building regulations required

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 Environmental Protection, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 7300).

U06032 Section 192 informative

If you alter your proposals in any way, including in order to comply with the requirements of the Building Regulations, planning permission may be required. The proposal approved by this decision may not be implementable without express planning permission if other external work has taken place under another Certificate of Lawful Development or planning permission granted before or after this decision. If you wish to deviate in any way from the proposals shown on the above drawings you should contact the Development Control Section of the Environmental Protection Department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ (Tel: 020 8891 7300).

For the avoidance of doubt the drawing numbers to which this decision refers are as follows:- EH 2528/01 and EH 2528/02 Rev A received on 1 February 2005.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 05/0281/PS192



Ordnance Survey Map Extract

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Co-ordinates at centre of map:
Easting: 515886 Northing: 172729

Scale 1: 1250	Date 22/03/05	Section DC	Drawn GM
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Produced using Datamap, the directorate's Geographic Information System (GIS).