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TOWN AND COUNTRY PLANNING ACT 1990: DECISION NOTICE

Mr Peter Lang
Mervyn Brown Associates Ltd.
F180 RIVERSIDE BUSINESS
CENTRE
HALDANE PLACE
LONDON
SW18 4UQ
UK

Please contact: Planning Support

Please telephone: 0845 612 2660

Your ref: Shaftesbury Arms

Our ref:
DC/GEH/11/3207/FUL/FUL

Letter Printed: 24 November
2011

FOR DECISION DATED
24.11.2011

Dear Sir/Madam

Applicant:

Agent: Mr Peter Lang

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

119 - 121 Kew Road, Richmond, , .
for

Demolition of rear and side extensions. Erection of new single storey extension for bar and new kitchen. New metal fire escape stairs and door from existing first floor rear addition. Re-installation of new entrance door to front elevation. Internal alterations, fenestration, beer garden and boundary treatment alterations and new roof lanterns.

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

Riverside House
 26 Osiers Road
 London
 SW18 1NH

AGENT NAME

Mr Peter Lang
 F180 RIVERSIDE BUSINESS CENTRE
 HALDANE PLACE
 LONDON
 SW18 4UQ
 UK

SITE:

119 - 121 Kew Road, Richmond, , .

PROPOSAL:

Demolition of rear and side extensions. Erection of new single storey extension for bar and new kitchen. New metal fire escape stairs and door from existing first floor rear addition. Re-installation of new entrance door to front elevation. Internal alterations, fenestration, beer garden and boundary treatment alterations and new roof lanterns.

SUMMARY OF CONDITIONS AND INFORMATIVES**CONDITIONS:**

AT01 Development begun within 3 years
 LB10 Painted timber joinery
 BD09A Brickwork to match existing
 U45515 Roof and External Staircase
 U45516 Materials - Staircase

U45517 Approved Drawings
 U45518 Materials to Match Existing / Plans
 U45519 New Door

INFORMATIVES:

U57384 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.

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.

BD09A Brickwork to match existing

No new brickwork including works of making good shall be carried out other than in materials, bonding and pointing to match the existing facing work.

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

U45515 Roof and External Staircase

The roof of the extensions and the external staircase hereby permitted 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.

U45516 Materials - Staircase

Unless otherwise agreed in writing by the Local Planning Authority, the external staircase, landing and balustrade shall not be constructed other than in black painted metal.

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

U45517 Approved Drawings

The development hereby permitted shall be carried out in accordance with the following approved plans and documents, where applicable - OS Map; 1151/01 received on 28th September 2011 and 1151/02B received on 14th November 2011..

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

U45518 Materials to Match Existing / Plans

No new external finishes, including works of making good, shall be carried out other than in materials to match the existing or in accordance with the details specified on the application forms and plans (unless the Local Planning Authority in writing otherwise agrees).

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

U45519 New Door

Unless otherwise agreed in writing by the Local Planning Authority prior to the commencement of development, the new entrance door in the front elevation fronting Kew Road shall have a level access to facilitate access to the property for all users including people with disabilities and others with mobility difficulties.

REASON: In the interests of all users including people with disabilities and those with mobility difficulties.

DETAILED INFORMATIVES

U57384 Composite Informative

SCHEDULE OF REASONS FOR APPLICATION

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 development is acceptable in terms of design, size and siting and would not result in an intrusive form of development to the detriment of the character of the area or the amenities of surrounding properties. Accordingly, the proposal would be seen to preserve the character and appearance of the Conservation Area, the building itself and nor would it harm the setting of adjoining Buildings of Townscape Merit. As such, the proposal would comply with the aims and objectives of Development Management Plan Policies DM TC 3, DM TC 4; DM TC 5, DM HD 1, DM HD 3; DM DC 1, DM DC5 and DM TP8; Core Strategy Policy CP 7 and Supplementary Planning Document 'Design Quality'.

Principal Policies:

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

Development Management Plan Policies DM TC 3, DM TC 4; DM TC 5, DM HD 1, DM HD 3; DM DC 1, DM DC5 and DM TP8;

Core Strategy Policy CP 7

Supplementary Planning Document 'Design Quality'.

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.

SCHEDULE OF REASONS FOR APPLICATION

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 11/3207/FUL