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TOWN AND COUNTRY PLANNING ACT 1990: DECISION NOTICE COU

Mr S Scaffardi
12 Avenue Road
Staines
TW18 3AW

APPLICATION GRANTED

Please contact: Planning Support

Please telephone: 0845 612 2660

Your ref:

Our ref:
DC/SGS/12/0032/COU/COU

Letter Printed: 22 February 2012

FOR DECISION DATED
22.02.2012

Dear Sir/Madam

Applicant:Corprop

Agent: Mr S Scaffardi

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 **6 January 2012** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

150 Stanley Road, Teddington, TW11 8UD

for

Change of use of existing shop (A1) to (C3) residential

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 any Orders or Regulations 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 below and listed on the attached schedule:-

CONDITIONS:

AT01 Development begun within 3 years	U48165 Ecohomes Rating
U48156 Approved Drawings	
U48162 Replacement Glazing	

INFORMATIVES:

U59149 Informatives	
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Yours faithfully



Robert Angus
Development Control Manager

SCHEDULE OF REASONS FOR APPLICATION 12/0032/COU

APPLICANT NAME	AGENT NAME
Corprop 1 Beechway Twickenham TW2 5JS	Mr S Scaffardi 12 Avenue Road Staines TW18 3AW

SITE:

150 Stanley Road, Teddington, TW11 8UD, .

PROPOSAL:

Change of use of existing shop (A1) to (C3) residential

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.

U48156 Approved Drawings

The development hereby permitted shall be carried out in accordance with the following approved plans and documents, where applicable. 1263-rev D received on 6th January 2012 REASON: To accord with the terms of the application, for the avoidance of doubt and in the interests of proper planning.

U48162 Replacement Glazing

The proposed replacement glazing shall be timber framed as confirmed on the application form unless otherwise agreed in writing by the local planning authority. REASON: To ensure the development does not damage the visual amenities of the locality.

U48165 Ecohomes Rating

There is a requirement for conversions to meet the Ecohomes 'Excellent' rating as stated in Supplementary Planning Document 'Sustainable Construction Checklist'. Prior to occupation of the residential unit hereby approved confirmation that this standard is satisfied, or detailed reasons why it cannot be satisfied, from an accredited assessor shall be submitted to and agreed in writing by the local planning authority. REASON: To ensure a sustainable form of development.

DETAILED INFORMATIVES

U59149 Informatives

Reason for granting:The proposal has been considered in the light of the Development Plan and compliance with Supplementary Planning Guidance as appropriate. The shop is part of a parade, the majority of which has been allowed to become residential. In the circumstances no objection is seen to residential use in principle. The unit will be of a reasonable size and although lacking in amenity space, in this particular case this is not seen as a justifiable reason for refusal. The proposed external changes will not be detrimental to visual amenity. 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:**Where relevant, the following have been taken into account in the consideration of this proposal:- Core Strategy Policies: CP 1, 8, 14Development Management Plan Policies: DM SD 1; TC 2; HO 4; DC 1Supplementary Planning Guidance: Residential Design Standards; Sustainable Construction Checklist**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: 0845 612 2660).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: 0845 612 2660).**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.**BEFORE ANY WORK COMMENCES** you MUST contact Highways and Transport, London Borough of Richmond upon Thames, 44 York Street, Twickenham TW1 3BZ (Telephone 0845 612 2660 ask for the Streetscene inspector for your area or email highwaysandtransport@richmond.gov.uk) to arrange a pre commencement photographic survey of the public highways adjacent to and within the vicinity of the site. You will be required to pay a refundable deposit based on the risk of damage to the public highway. The precondition survey will ensure you are not charged for any damage which existed prior to commencement of your works. If you fail to contact us to arrange a pre commencement survey then it will be assumed that any damage to the highway was caused by your activities and you will be charged the full cost of repair. Once the site works are completed you need to contact us again to arrange for a post construction inspection to be carried out. If there is no further damage then the full deposit will be refunded. If damage is found to have occurred then the deposit will be used to arrange for repairs to be carried out and any unspent deposit will be returned. **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 6pmSaturdays 8am to 1pmSundays and Public Holidays- No noisy activities allowedApplicants 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 12/0032/COU
