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TOWN AND COUNTRY PLANNING ACT 1990: DECISION NOTICE

Cunane Town Planning
67 Strathmore Road
Teddington
Richmond Upon Thames
TW11 8JH

Please contact: Planning Support

Please telephone: 0845 612 2660

Your ref:

Our ref:
DC/SGS/11/2587/FUL/FUL

Letter Printed: 3 April 2012

FOR DECISION DATED
03.04.2012

Dear Sir/Madam

Applicant: Buttercups And Chalfont Park Day Nursery **Agent:** Cunane Town Planning

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

133 High Street, Teddington, TW11 8HH, .
for

Change of use from offices (B1) to Day Nursery with associated minor alterations (D1)

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 Buttercups And Chalfont Park Day Nursery	AGENT NAME Cunane Town Planning 67 Strathmore Road Teddington Richmond Upon Thames TW11 8JH
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SITE:

133 High Street, Teddington, TW11 8HH, .

PROPOSAL:

Change of use from offices (B1) to Day Nursery with associated minor alterations (D1)

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS:

AT01 Development begun within 3 years DV18A Refuse arrangements U49185 Approved Drawings U49186 Specific Use U49191 Hours and numbers of children	U49192 Travel Plan U49194 Energy Efficiency U49196 Cycle Store
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INFORMATIVES:

IM02 Disabled persons-Educat'l build'gs	U59782 Informatives
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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.

DV18A Refuse arrangements

None of the buildings hereby approved shall be occupied until arrangements for the storage and disposal of refuse/waste have been made in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

REASON: To safeguard the appearance of the property and the amenities of the area.

U49185 Approved Drawings

The development hereby permitted shall be carried out in accordance with the following approved plans and documents, where applicable. PDA-11-119/002, 003, 004 received on 1st August 2012

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

U49186 Specific Use

The premises shall be used as a day nursery and for no other purpose whether or not within Use Class D1 as specified in the schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision revoking or re-enacting that order.

REASON: To safeguard the amenities of nearby occupiers and the area generally.

U49191 Hours and numbers of children

a. The premises shall not be used for day nursery purposes except between the hours of 0800 - 1800 on Monday to Fridays inclusive.

b. No more than 31 children shall be accommodated at the premises at any one time in connection with the use hereby approved.

REASON: To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties.

U49192 Travel Plan

Prior to the first occupation of the building for the permitted use, a methodology for staff and customer/visitor travel surveys shall be submitted to and agreed in writing by the Local Planning Authority. Surveys shall then be undertaken in accordance with the agreed survey methodology and within 6 months of the use commencing, a Travel Plan shall be submitted to the Local Planning Authority that is based on the results of the surveys and which sets clear objectives, targets, actions and timeframes to manage the transport needs of staff and customer/visitors, to minimise car usage and to achieve a shift to alternative transport modes. Following written approval by the Local Planning Authority of the Travel Plan, the approved details/actions shall be implemented within 3 months of the date of that approval. The Travel Plan shall be reviewed annually (which may include new surveys) and a written review submitted to the Local Planning Authority on the first anniversary of its approval and then yearly thereafter. Every third year the Travel Plan shall be resubmitted for the approval of the Local Planning Authority. Following written approval by the Local Planning Authority of the resubmitted Travel Plan, the approved revisions and/or any new actions shall be implemented within 3 months of the date of that approval.

REASON: In order to comply with the objectives of national and local Planning Policies (within the Council's Local Development Framework) which promote sustainable development with particular regard to transport.

U49194 Energy Efficiency

Before the development commences details of the energy and water efficiency measures to be installed in the building shall be submitted to and approved in writing by the local planning authority. The approved detailed measures shall be put in place prior to the first occupation of the building for the permitted use.

REASON: To ensure a sustainable form of development.

U49196 Cycle Store

A covered and secure cycle store shall be constructed prior to occupation and in accordance with details to be submitted to and approved in writing by the Local Planning Authority, such details to specify the design and external finishes thereof.

REASON: To ensure that the proposed development is in keeping with the existing building and locality and to promote sustainable development with particular regard to transport.

DETAILED INFORMATIVES

IM02 Disabled persons-Educat'l build'gs

The applicant's attention is drawn to Section 7 (Signs) and Section 8 (Access and Facilities) of the Chronically Sick and Disabled Persons Act 1970 and to design Note No.18 - Access for the Physically Disabled to Educational Buildings: HMSO. Attention is also drawn to the provisions of part M of the Building Regulations - concerning access and facilities for disabled people.

U59782 Informatives

Reason for granting:

The proposal has been considered in the light of the Development Plan, comments from third parties (where relevant) and compliance with Supplementary Planning Guidance as appropriate. The proposal is for a change of use of a vacant office building to a day nursery. It has been demonstrated that the property has been marketed for an extended period for office use without being taken up and the proposed use provides employment and serves the community. Concerns about parking and the impact on amenity are acknowledged and conditions are included to mitigate against these concerns. 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, 16, 18, 19

Development Management Plan Policies: DM SD 1; TC 2; SI 1; EM 2; TP 2; DC 4, DC 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: 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

SCHEDULE OF REASONS FOR APPLICATION

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 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 11/2587/FUL