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TOWN AND COUNTRY PLANNING ACT 1990: DECISION NOTICE

Bob Trimble
Bob Trimble - Architects
York Chambers 36 York St
Twickenham
Middlesex
TW1 3LJ

Please contact: Planning Support

Please telephone: 0845 612 2660

Your ref: Grosvenor Rd (37) Mk II

Our ref:
DC/GEH/11/3248/FUL/FUL

Letter Printed: 30 March 2012

FOR DECISION DATED
30.03.2012

Dear Sir/Madam

Applicant: Mr Paul Rapacioli

Agent: Bob Trimble

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

37 Grosvenor Road, Twickenham, , .
for

Amendments to planning permission 08/4334/FUL during the course of construction to amend 3x 1 bed units of accommodation at the rear of No. 37 Grosvenor Road into 1x2 bed unit with associated internal alterations.

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 Paul Rapacioli 37 Grosvenor Rd Twickenham TW1 4AD	AGENT NAME Bob Trimble York Chambers 36 York St Twickenham Middlesex TW1 3LJ
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SITE:

37 Grosvenor Road, Twickenham, . .

PROPOSAL:

Amendments to planning permission 08/4334/FUL during the course of construction to amend 3x 1 bed units of accommodation at the rear of No. 37 Grosvenor Road into 1x2 bed unit with associated internal alterations.

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS:

U49348 Materials U49354 Large Scale Details. U49318 Approved Drawings U49320 GRAMPIAN Conditon U49357 Landscaping U49360 Setts U49361 Office Developmet - Tree Protection U49362 Office Development - Root Protection U49363 Offices - Tree Protection during works U49364 Office Development - Notification U49365 Boundary Fencing	U49366 Cycle Provision DV30 Refuse storage U49367 Accessway U49368 Parking Spaces U49369 Access Road U49370 Written Notification U49371 Hours of Operation U49372 Flat Roof U49373 External Stairway U49374 Acoustic Insulation
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INFORMATIVES:

U59835 Composite Informative

DETAILED CONDITIONS

U49348 Materials

The materials to be used in the external appearance of No.37 shall be those approved under 08/4334/DD03 dated 11th November 2011; the materials to be used in the external appearance of No.35 shall be those approved under 08/04334/DD04 dated 8th December 2011. The development of the offices shall not take place until samples of the materials to be used in the construction of the external surfaces of that building have been submitted and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with these approved details.

Reason: In order of safeguard the character and appearance of the area.

U49354 Large Scale Details.

Unless otherwise agreed in writing by the Local Planning Authority, the windows and openings to be used in the refurbishment of No.37 shall be those approved under 08/4334/DD03 approved on 11th November 2011. Prior to the commencement of the remaining parts of the development on site, detailed drawings to a scale of 1:5 showing horizontal and vertical cross-sections through all joinery and the brise soleil shall have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of the character of the area.

U49318 Approved Drawings

The development hereby permitted shall be carried out in accordance with the following approved plans and documents, where applicable- OS Map received 24/01/12; 116.002a (as partially superseded by drawing 1506/1E received on 7th February 2012), 116.003a, 116.004a received on 31st July 2009; 116.005 and 116.006 received on 28th November 2008; email from Paul Rapacioli dated 30th March 2012.

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

U49320 GRAMPIAN Condition

Within 28 days of this decision a scheme shall have been submitted to the local planning authority for approval to ensure that -

(i) With the exception of disabled persons, no resident/commercial occupier of the development shall obtain a resident/commercial parking permit within any controlled parking zone which may be in force in the area at any time

(ii) The occupiers of the residential units are made members of an Accredited Car Club.

(iii) No more than four of the residential units of accommodation hereby approved within the application site shall be occupied until the office accommodation also formed as part of the Development have been constructed and are ready for occupation for normal office purposes.

REASON: To ensure that the development does not generate an increased demand for on-street car parking to the detriment of the free flow of traffic, the conditions of general safety along the neighbouring highways, the amenity of the area and to accord with the Council's car parking policy and standards and so that the development complies with the Council's employment Policies.

U49357 Landscaping

No development hereby permitted shall be occupied until full details of both the hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. All hard and soft landscaping shall be maintained as such in accordance with the approved details.

Reason: In the interests of the character and appearance of the area.

U49360 Setts

The existing setts in the courtyard to the rear of 35 and 37 Grosvenor Road shall be salvaged and reused in the landscaping scheme in accordance with details to be submitted to and approved in writing with the Local Planning Authority, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In order to safeguard the character and appearance of the Queens Road Conservation Area.

U49361 Office Development - Tree Protection

Commencement of development to construct the offices shall not take place until a scheme of tree protection

measures in respect of any operations within the root protection areas, including excavations in preparation of foundations and drainage works and all works above ground level in the immediate vicinity of existing trees, has been submitted to and approved in writing the Local Planning Authority. Development shall be carried out in accordance with the approved scheme

U49362 Office Development - Root Protection

Any excavation within the root protection areas shall be carried out using non-mechanised hand tools only and shall result in the lowering of existing soil levels by a maximum of 50mm.

Reason - To ensure that the tree(s) are not damaged or otherwise adversely affected by building operations and soil compaction

U49363 Offices - Tree Protection during works

Commencement of development to construct the offices shall not take place until a scheme of tree protection measures has been submitted to and approved in writing the Local Planning Authority relating to the bringing onto the site of equipment, machinery or materials for the purpose of the development. Development shall be carried out in accordance with the approved scheme. No fire shall be lit within 10m of the outside of the crown spread of trees to be retained.

Reason - To ensure that the tree(s) are not damaged or otherwise adversely affected by building operations and soil compaction

U49364 Office Development - Notification

Commencement of development to construct the offices shall not take place until written notification of the start date has been submitted to the Local Planning Authority and a scheme of supervision of the works for the protection of trees on the site has been approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved scheme

Reason - To ensure that the tree(s) are not damaged or otherwise adversely affected by building operations and soil compaction.

U49365 Boundary Fencing

None of the buildings hereby approved shall be occupied until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment hereby approved shall be erected before the buildings are occupied to the satisfaction of the Local Planning Authority.

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

U49366 Cycle Provision

No part of the development shall be occupied until cycle parking facilities for that part of the development have been provided in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show the position, design, materials and finishes thereof.

REASON: To accord with this Council's policy to discourage the use of the car wherever possible.

DV30 Refuse storage

No refuse or waste material of any description shall be left or stored anywhere on the site other than within a building or refuse enclosure.

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

U49367 Accessway

The vehicular access between 47 and 51 Grosvenor Road shall not be used other than for the ingress of vehicles / bicycles and the vehicular access between 35 and 37 Grosvenor Road shall not be used other than for the egress of vehicles / bicycles. No part of the development shall be occupied until drawings of suitable traffic signs in this respect have been submitted to and approved in writing by the local planning authority. The traffic signs shall be submitted to and approved in writing by the Local Planning Authority prior to first use of the access by vehicular traffic and shall thereafter be displayed at all times.

REASON: In order to comply with the terms upon which this application has been assessed and to safeguard vehicular and pedestrian safety.

U49368 Parking Spaces

No part of the office development shall be occupied until the five parking spaces indicated in plan 116.002a (Numbered 1 to 5) have been clearly marked out on the site for the uses specified on the plan in association with the office units 1 to 6 and shall not be used for any other purpose.

REASON: To ensure that the proposed development does not prejudice the free flow of traffic, the conditions of general safety along the neighbouring highway or the amenities of the area

U49369 Access Road

The access road itself and its junction with the public highway shall not be carried out other than in accordance with the details approved under 08/4334/DD04 on 8th December 2011.

REASON: To ensure that the proposed development does not prejudice highway safety and to safeguard the appearance of the locality

U49370 Written Notification

Commencement of development to construct the offices shall not take place until details of measures to protect the amenities of neighbouring residents during the construction of the foundations of the buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved measures.

REASON: In the interests of the amenities of the neighbouring properties.

U49371 Hours of Operation

No work, use or associated activities, including deliveries/loading/unloading/servicing/or parking or manoeuvring of vehicles by staff and/or visitors shall be carried out on the site before 8am and after 9pm on Monday's to Saturday's, and before 9am and after 4pm on Sundays.

REASON: To protect the amenities of nearby occupants.

U49372 Flat Roof

No part of the roof of the flat roof to unit 5 shall be used as a balcony or terrace nor shall any access be formed thereto.

REASON: To safeguard the amenities of the occupiers of neighbouring residential properties

U49373 External Stairway

The external staircase and landing at first floor level to unit 2 shall only be used for means of access and shall not be used as a balcony at any time. REASON: In order to safeguard the amenities of neighbouring residents.

U49374 Acoustic Insulation

The development shall not take place other than in accordance with the acoustic insulation of the windows along the flank elevation of No.s 35 and No.37 have been installed in accordance with the details approved under 08/4334/DD01 and 08/4334/DD03 and such measures shall be retained as such.

Reason: To protect the amenities of occupants.

DETAILED INFORMATIVES

U59835 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 amendments to the internal layout of No.37 would, by reason of the implemented planning permission, the acceptable land use proposal, the absence of harm in terms of the character of the area, amenity for the occupiers of neighbouring properties and highway safety issues, the proposal considered to accord with the aims and objectives of adopted policy and Supplementary Planning Guidance / Documents

SCHEDULE OF REASONS FOR APPLICATION

as appropriate subject to appropriate conditions.

Principal Policies:

Where relevant, the following have been taken into account in the consideration of this proposal:-

Core Strategy Policy CP1, CP2, CP5, CP7, CP 14. CP19

Supplementary Planning Guidance and Documents

Development Management Plan DM SD1, DM SD2, DM SD3, DM HD1, DM HD2, DM HD3, DM HO2, DM HO3, DM HO4, DM EM2, DM TP8, DM TP7, DM DC1, DM DC5, DM DC6.

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 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 11/3248/FUL

SCHEDULE OF REASONS FOR APPLICATION