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TOWN AND COUNTRY PLANNING ACT 1990: DECISION NOTICE

Jon Rowlatt
Alliance Planning
35 Old Queen Street
London
SW1H 9JA

**APPLICATION
GRANTED**

Please contact: Planning Support

Please telephone: 0845 612 2660

Your ref: Orchard Rd, Twickenham

Our ref:
DC/LOA/12/0114/HOT/HOT

Letter Printed: 18 May 2012

FOR DECISION DATED
18.05.2012

Dear Sir/Madam

Applicant: Mr S Lear

Agent: Jon Rowlatt


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

2 Orchard Road, Twickenham, TW1 1LY, .
for

Demolition of existing coach house and erection of two storey extension to number 2 Orchard Road

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 S Lear
 2 Orchard Road
 Twickenham
 TW1 1LY

AGENT NAME

Jon Rowlatt
 35 Old Queen Street
 London
 SW1H 9JA

SITE:

2 Orchard Road, Twickenham, TW1 1LY, .

PROPOSAL:

Demolition of existing coach house and erection of two storey extension to number 2 Orchard Road

SUMMARY OF CONDITIONS AND INFORMATIVES**CONDITIONS:**

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SCHEDULE OF CONDITIONS AND INFORMATIVES TO APPLICATION 12/0114/HOT

DETAILED CONDITIONS

U48611 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.

U48612 Sample panels of brickwork

Sample panels of facing brickwork showing the proposed colour, texture, face-bond and pointing shall be provided on site and approved by the Local Planning Authority before the relevant parts of the works are commenced and the sample panels shall be retained on site until the work is completed and has been approved.

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

U48528 No windows ~

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order), no window other than those shown on the approved plan shall be installed in the east elevation and north elevation of the building hereby permitted.

REASON: To safeguard the amenities of adjoining occupiers.

U48616 Approved drawings

The development hereby permitted shall be carried out in accordance with the following approved plans and documents, where applicable; Drawing Nos. 20(01) Rev D3 received 29.02.2012 and Design and Access Statement received 17.01.2012.

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

U48617 Location of trees - Adj' Dev't Sites

No works or development shall take place until a scheme for the protection of the retained trees (section 7 of the current British Standard 5837: 2005 Trees in Relation to Construction - the Tree Protection Plan) has been submitted to and approved in writing by the local planning authority. This scheme shall include the following plans and particulars:

(A) A plan to a recognised scale and level of accuracy appropriate to the proposal that shows the position of every tree on site with a stem diameter over the bark measured at 1.5 metres above ground level of at least 75 millimetres. In addition any tree on neighbouring or nearby ground to the site that is likely to have an effect upon or be affected by the proposal (e.g. by shade, overhang from the boundary, intrusion of the Root Protection Area ('RPA') (para. 5.2.2 of BS 5837:2005) or general landscape factors must be shown. The positions of all trees to be removed shall be indicated on this plan.

(B) The details of each retained tree as required at paragraph. 4.2.6 of BS 5837:2005 in a separate schedule.

(C) A schedule of tree works for all the retained trees in paragraphs A and B above, specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons. All tree works shall be carried out in accordance with BS 3998:1989, Recommendations for tree work.

(D) Written proof of the credentials of the arboricultural contractor authorised to carry out the scheduled tree works.

(E) The details and positions (shown on the plan at paragraph A above) of the Ground Protection Zones (section 9.3 of the BS 5837:2005).

(F) The details and positions (shown on the plan at paragraph A above) of the Tree Protection Barriers (section 9.2 of the BS 5837:2005), identified separately where required for different phases of construction work (e.g. demolition, construction, hard landscaping). The Tree Protection Barriers must be erected prior to

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each construction phase commencing and remain in place, and undamaged for the duration of that phase. No works shall take place on the next phase until the Tree Protection Barriers are repositioned for that phase.

(G) The details and positions (shown on the plan at paragraph (a) above) of the Construction Exclusion Zones (section 9 of BS 5837:2005).

(H) The details and positions (shown on the plan at paragraph (a) above) of the underground service runs (section 11.7 of BS 5837:2005).

(I) The details of any changes in levels or the position of any proposed excavations within 5 metres of the RPA (para. 5.2.2 of BS 5837:2005) of any retained tree, including those on neighbouring or nearby ground.

(J) The details of any special engineering required to prevent damage to structures by retained trees (section 11 of BS 5837:2005), (e.g. in connection with foundations, bridging, water features, surfacing)

(K) The details of the working methods to be employed with the demolition of buildings, structures and surfacing within or adjacent to the RPA's of retained trees.

(L) The details of the working methods to be employed for the installation of drives and paths within the RPA's of retained trees in accordance with the principles of 'No-Dig' construction.

(M) The details of the working methods to be employed with regard to the access for and use of heavy, large, difficult to manoeuvre plant (including cranes and their loads, dredging machinery, concrete pumps, piling rigs, etc) on site.

(N) The details of the working methods to be employed with regard to site logistics and storage, including an allowance for slopes, water courses and enclosures, with particular regard to ground compaction and phytotoxicity.

(O) The details of the method to be employed for the stationing, use and removal of site cabins within any RPA (para. 9.2.3 of BS 5837:2005).

(P) The details of tree protection measures for the hard/soft landscaping phase (sections 13 and 14 of BS 5837:2005).

(Q) The timing of the various phases of the works or development in the context of the tree protection measures.

The development shall thereafter proceed in all respects 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.

U48618 Prohibited Activities

The following activities must not be carried out at the site under any circumstances:

(A) No fires to be lit within 10 metres of the nearest point of the canopy of any retained tree.

(B) No equipment, machinery or materials are to be brought on the site for the purpose of the development until all the trees to be retained have been protected by fences or other suitable means of enclosure to the distance of the outermost limit of the branch spread or as per recommendations given in Figure 2 of Protective Barrier, of the current British Standard 5837: 2005 Trees in Relation to Construction - Recommendations" whichever is the further from the tree"

(C) No equipment, signage, fencing, tree protection barriers, materials, components, vehicles or structures to be attached to or supported by a retained tree.

(D) No mixing of cement or use of other materials or substances to take place within a Root Protection Area (RPA), or close enough to a RPA that seepage or displacement of those materials or substances could cause them to enter a RPA

(E) No alterations or variations to the approved works or tree protection schemes shall be carried out without the prior written approval of the local planning authority.

REASON: To ensure that tree (s) are not damaged or otherwise adversely affected by the building operations.

U48619 Hand Excavation Only~

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Any excavation/vegetation clearance within the RPA of any retained tree(s) on/off site shall be carried out using non-mechanised hand tools only.

REASON: To ensure that the tree(s) are not damaged or otherwise adversely affected by building operations.

U48620 Protect major Roots - Root Treatment

(A) All excavations in preparation of foundations, drainage and all works above ground level within the Root Protection Area of (relevant officer to insert tree numbers) tree(s) shall be carried out in a manner to ensure that all major roots uncovered in excess of 25mm shall be retained, bridged around and treated in accordance with BS3998 (2010) Recommendations for Tree Work'.

(B) Roots with a diameter less than 25mm must be severed back to a suitable root junction with a sharp saw/loppers to ensure a clean cut

(C) Any tree root exposed which is in excess of 5cm in diameter shall be reported to the Council's Tree Preservation Officer within 48 hours of exposure in order that advice may be obtained with regard to adequate treatment.

(D) Any exposed roots must be securely wrapped in hessian sacking and kept moist with clean water.

REASON: To ensure that tree (s) are not damaged or otherwise adversely affected by the building operations

U48621 Soil Compaction~

(A) No work shall take place until details of measures to be taken to prevent compaction of the ground over the roots of the trees have been submitted to and approved in writing by the local planning authority and such measures as are approved shall be carried out during construction and demolition on development-site

(B) If any of the root protection areas or areas set aside for tree/plant /shrub planting on or adjacent to the development site become compacted through direct or indirect development activity, they must be de compacted by hand operated tools only i.e. an Air spade or hand fork to minimum depth of 500mm below the existing ground level

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

U48622 Site Supervision

No works or development shall take place until a scheme of supervision for the arboricultural protection measures has been submitted to and approved in writing by the local planning authority. This scheme will be appropriate to the scale and duration of the works and should include:

(A) Details of a representative from the Local Authority to be invited to attend the pre start meeting with the Applicant's Arboricultural Consultant.

(B) Details of induction and personnel awareness of on site arboricultural matters.

(C) Identification of individual responsibilities of those carrying out the development and key personnel.

(D) Statement of delegated powers.

(E) Timing and methods of site visiting and record keeping, including updates.

(F) Procedures for dealing with variations and incidents.

(G) Details of how copies of site inspection records are to be supplied to the local authority's Arboricultural team to help monitor tree protection measures.

REASON: To ensure that tree (s) are not damaged or otherwise adversely affected by the building operations.

U48607 Construction Method Statement

No development shall take place, including any demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

1. the parking of vehicles of site operatives & visitors
2. loading/unloading of plant & materials
3. storage of plant and materials used in constructing the development
4. the erection and maintenance of security hoardings including decorative displays and facilities for public viewing, where appropriate.

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5. wheel washing facilities
6. measures to control the emission of dust and dirt during construction
7. a scheme for recycling/disposing of waste resulting from demolition & construction works.
8. routing of delivery vehicles to and from the site

Reason: in the interests of highway and pedestrian safety together with the amenity of the area

U48623 Residential-Ancillary Accom'N~

The extension hereby permitted shall not be used other than as accommodation ancillary to and in conjunction with the use of the existing dwelling house as such and shall not be used as a separate self-contained dwelling.

REASON: To comply with the terms of the application, to protect neighbouring amenity and ensure that new residential accommodation in the borough provides suitable living conditions for its intended occupants.

U48624 Timber windows

The windows of the scheme hereby approved shall be white painted timber sliding sash windows and shall remain in perpetuity. REASON: To ensure that the proposed development is in keeping with the existing building(s) and does not prejudice the appearance of the locality.

U48625 Rooflights - conservation style

The rooflights on the scheme hereby approved shall be conservation style, flush with the roof slope with a vertical bar and shall remain in perpetuity. REASON: To ensure that the proposed development is in keeping with the existing building(s) and does not prejudice the appearance of the locality.

U49969 Foundation details

Details of the foundations (with particular reference to the foundation method) shall be submitted to and approved in writing prior to the commencement of development on site and shall be constructed in accordance with the details hereby approved. REASON: To ensure satisfactory development and to ensure that the adjacent Ash tree is not adversely affected by the building operation.

U50125 Hard and Soft Landscaping Required

(A) No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the local planning authority. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artifacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing utility services above and below ground (e.g. drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant; a program or timetable of the proposed works

(B) Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); detailing the quantity, density, size, species, position and the proposed time or programme of planting of all shrubs, hedges, grasses etc, together with an indication of how they integrate with the proposal in the long term with regard to their mature size and anticipated routine maintenance. All tree, shrub and hedge planting included within that specification shall be carried out in accordance with BS 3936:1986 (parts 1, 1992, Nursery Stock, Specification for trees and shrubs, and 4, 1984, Specification for forest trees); BS 4043: 1989, Transplanting root-balled trees; and BS 4428:1989, Code of practice for general landscape operations (excluding hard surfaces).

(C) All hard and soft landscape works shall be carried out in accordance with the approved details and in any event prior to the occupation of any part of the development.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality and to preserve and enhance nature conservation interests

DETAILED INFORMATIVES

SCHEDULE OF CONDITIONS AND INFORMATIVES TO APPLICATION 12/0114/HOT

U59479 Composite Informative~~~~~

Reason for granting:

The proposal has been considered in the light of the Development Plan, comments from statutory consultees and third parties 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 demolition of the existing coach house and erection of two storey side extension to No. 2 Orchard Road would not result in a loss of privacy to, neighbouring properties and would not significantly detract from the character and appearance of the building, streetscene or CA19 St Margarets Conservation Area.

Principal Policies:

Where relevant, the following have been taken into account in the consideration of this proposal:-
Policy CP7 of the London Borough of Richmond upon Thames Core Strategy Adopted April 2009 and Policies DM DC 1, DM DC 4, DM DC 5, DM HD 1 of the Development Management Plan and SPG 'Design guidelines for House Extensions and External Alterations'.

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

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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.

U59474 Damage to 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.

A highways application must be made for changes to the crossover and these changes will be done at the applicants cost.

The permission hereby granted shall not be construed as authority to carry out works on the publicly maintained highway. The applicant is advised that all such works must be carried out by the Council's own appointed contractor following approval from Highways Management Group, London Borough of Richmond upon Thames, 44 York Street, Twickenham TW1 3BZ or highwaysandtransport@richmond.gov.uk. Further details and application forms can be obtained from the Civic Centre by telephoning 0845122660 or online http://www.richmond.gov.uk/home/transport_and_streets/road_and_pathway_maintenance/crossovers.htm. Application forms must be accompanied by a copy of the planning consent to which the application relates and the relevant part of the approved drawing. The cost of these highway works will be charged to the applicant.

U59480 Liable for enforcement action

Please be advised that a future use of the two storey side extension hereby approved as self contained residential unit would require a further planning permission.

U59481 Thames water

Recent legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0845 850 2777 or for more information please visit our website at www.thameswater.co.uk

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 12/0114/HOT
