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**TOWN AND COUNTRY PLANNING ACT 1990: DECISION NOTICE**

Mr Michael Snellgrove  
Space Design Consultants Ltd.  
30 Van Diemens Road  
Chelmsford  
Essex  
CM2 9QQ

Please contact: Planning Support

Please telephone: 0845 612 2660

Your ref:

Our ref:  
DC/FMC/09/0382/FUL/FUL

Letter Printed: 19 June 2012

**FOR DECISION DATED**  
19.06.2012

Dear Sir/Madam

**Applicant:** Mr H Patel

**Agent:** Mr Michael Snellgrove

**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 **19 February 2009** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

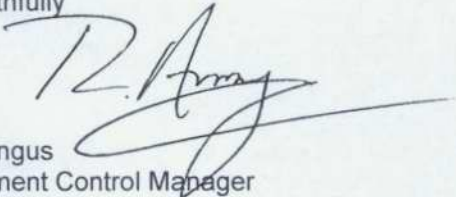
**30 Broad Street, Teddington, Middlesex, TW11 8RF.**

for

**Loft conversion with dormer, two storey rear extension and conversion into 6 studios and 1 no. two bedroom flat with bicycle parking**

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

<b>APPLICANT NAME</b> Mr H Patel 30 Broad Street Teddington Middlesex TW11 8RF	<b>AGENT NAME</b> Mr Michael Snellgrove 30 Van Diemens Road Chelmsford Essex CM2 9QQ
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**SITE:**

30 Broad Street, Teddington, Middlesex, TW11 8RF.

**PROPOSAL:**

Loft conversion with dormer, two storey rear extension and conversion into 6 studios and 1no. two bedroom flat with bicycle parking

**SUMMARY OF CONDITIONS AND INFORMATIVES**

**CONDITIONS:**

U27611 Cycle parking U26691 Code for ECO Homes - Conversions AT01 Development begun within 3 years	U27614 Materials to match
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**INFORMATIVES:**

U41586 Approved drawing numbers U41588 Summary Reasons for Granting PP U41589 Relevant policies/proposals FUL IM13 Street numbering IL10A Building regulations required	IH06C Damage to public highway IE05A Noise control - Building sites U41590 Section 106 agreement IL24 CIL liable
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## DETAILED CONDITIONS

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### **U27611 Cycle parking**

No dwelling hereby approved shall be occupied until cycle parking facilities have been provided in accordance with the email and drawing received on 10th June 2009.

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

### **U26691 Code for ECO Homes - Conversions**

The building hereby approved shall achieve EcoHomes Rating Excellent in accordance with the requirements of the BREEAM Guide (or such national measure of sustainability for house design that replaces that scheme). No dwelling shall be occupied until a Post Construction Review Certificate has been issued for it certifying that the Rating Level as stated above has been achieved and has been submitted to the Local Planning Authority for approval (*unless the Local Planning Authority in writing otherwise agrees*).

REASON: In the interests of promoting sustainable forms of developments and to meet the terms of the application.

### **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.

### **U27614 Materials to match**

No new external finishes, including works of making good, shall be carried out other than in materials to match the existing with the provision of timber painted windows.

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

## DETAILED INFORMATIVES

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### **U41586 Approved drawing numbers**

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).

For the avoidance of doubt the drawing numbers to which this decision refers are as follows:- HAR/SDC/01, 02, 03, 04 received on 19th February 2009 and unnumbered A4 plan received on 10th June 2009

### **U41588 Summary Reasons for Granting PP**

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. The proposal seeks to provide 7 no. small units which is much needed small units in the borough. The site is in a commercial area with shops, offices, servicing areas and car parks surrounding the site with some residential accommodation above the neighbouring shop. The proposed windows for the residential units are shown to be directly opposite windows which are obscure glazed or are non-habitable rooms to ensure overlooking is not an issue. The design of the two storey rear extension is in keeping with the surroundings and materials are to match existing. The applicant is committed to constructing the building to meet Ecohomes Excellent rating and will be providing bicycle stands and recycling bins for the residents. A legal agreement is to be signed to secure the payment of £13,790.58 for play, health, transport costs and management fee. 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.

### **U41589 Relevant policies/proposals FUL**

This decision has taken into account the relevant policies of the London Plan and, in particular, the following have been taken into account in the consideration of this proposal:-



## **SCHEDULE OF REASONS FOR APPLICATION 09/0382/FUL**

Saved Unitary Development Plan - First Review 2005 policies BLT11, BLT15, BLT16, HSG4, HSG11, TRN2, TRN4, CCE4, IMP3 and Planning Obligation Strategy SPD; Core Strategy: Policy CP1 and London Plan policies: 3A.6, 4B.1, 4B.5 and 4B.8

### **IM13 Street numbering**

The applicant is advised that this permission will normally require the new numbering or renumbering of the property/site for postal/emergency services address purposes. You are advised to make early written contact with the Council's Chief Building Surveyor at the Civic Centre to ensure a satisfactory arrangement is reached over this issue.

### **IL10A Building regulations required**

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).

### **IH06C Damage to 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 sent to 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) to arrange a joint inspection of the footway before work commences.

### **IE05A Noise control - Building sites**

Attention is drawn to the noise control provisions of the Environmental Protection Act 1990. Any enquiries for further information should be made to the Commercial Environmental Health Team, 7B Parkshot, Richmond TW9 2RT (Tel: 020 8891 7994).

### **U41590 Section 106 agreement**

This planning permission has a Section 106 Agreement which must be read in conjunction with it. Based on the current proposals and given that the existing plans show a 4 bedroom flat exists at the premises, the following payment would be expected:

Transport	£7,160.00
Play	£4,934.60
Health	£1,039.29
Sub-total	£13,133.89
5% management	£656.69
TOTAL	£13,790.58

### **IL24 CIL liable**

The applicant is advised that this permission results in a chargeable scheme under the Mayor of London's Community Infrastructure Liability.

**END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 09/0382/FUL**

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