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TOWN AND COUNTRY PLANNING ACT 1990: DECISION NOTICE

Mr John Pegg
Craft Pegg Ltd
25 Riverside Building
Trinity Buoy Wharf
Orchard Place
London
E14 0JY

Please contact: Planning Support

Please telephone: 0845 612 2660

Your ref: St Marys Temporary

Our ref:
DC/GEH/12/2310/FUL/FUL

Letter Printed: 28 September
2012

FOR DECISION DATED
28.09.2012

Dear Sir/Madam

Applicant: Mr Andrew Wright

Agent: Mr John Pegg

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

St Marys University College, 268 Waldegrave Road, Twickenham, TW1 4SX.

for

Proposed temporary installation of a single portacabin structure to provide additional teaching space for a period of 3 years only. Installation of associated landscaping, containers and other structures.

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 Andrew Wright 268 Waldegrave Road Twickenham TW1 4SX	AGENT NAME Mr John Pegg 25 Riverside Building Trinity Buoy Wharf Orchard Place London E14 0JY
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SITE:

St Marys University College, 268 Waldegrave Road, Twickenham, TW1 4SX.

PROPOSAL:

Proposed temporary installation of a single portacabin structure to provide additional teaching space for a period of 3 years only. Installation of associated landscaping, containers and other structures.

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS:

U54226 Temporary Permission U54242 Landscaping containers U54227 Cycle Parking Facilities	U54228 Approved Drawings
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INFORMATIVES:

U63170 Composite Informative

DETAILED CONDITIONS

U54226 Temporary Permission

This permission is for a limited period of three years, expiring on 1st October 2015 when the building and works carried out under this permission shall be removed and the land reinstated to its former condition to the satisfaction of the Local Planning Authority.

REASON - The materials and external appearance of the structure are not considered suitable for a permanent building.

U54242 Landscaping containers

All container planting shall be carried out in accordance with the details hereby approved and prior to the commencement of use of the temporary classrooms.

REASON: To safeguard the appearance of the locality.

U54227 Cycle Parking Facilities

Any existing cycle parking facilities within the application site and displaced by the development hereby approved shall be retained within the application site in a location as close to the existing as is practicable prior to the commencement of use of the temporary classroom approved by this planning permission.

Reason - In the interests of sustainable transport and to aid in the reduction of congestion on the public highway and parking demand on site.

U54228 Approved Drawings

The development hereby permitted shall be carried out in accordance with the following approved plans and documents, where applicable - SMU117 D126 Rev 00 received on 19th July 2012; D110 Rev 00 (received 19th July 2012) as amended by email from Andy Wright dated 27th September 2012.

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

DETAILED INFORMATIVES

U63170 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.

Subject to conditions, the proposed temporary building on this part of the site would not detract from the character and appearance or setting of the surrounding buildings or the Metropolitan Open Land. Furthermore, there would not be any impact upon the amenities of surrounding residents, car and cycle parking facilities.

Principal Policies:

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

Core Strategy Policies: CP 7, CP10 and CP18

Development Management Plan Policies: DM OS2, DM OS4, DM OS8, DM TP8, DM TP7, DM DC1, DM DC4, DM DC5

Supplementary Planning Guidance and Documents

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,

SCHEDULE OF REASONS FOR APPLICATION 12/2310/FUL

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 12/2310/FUL