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TOWN AND COUNTRY PLANNING ACT 1990: DECISION NOTICE

St Marys University College
C/o Catherine Birch
Ingleton Wood
434 The London Fruit And Wool
Exchange
Brushfield Street
London
E1 6EX

APPLICATION GRANTED

Please contact: Planning Support

Please telephone: 020 8891 7300

Your ref:

Our ref: DC/JRB/05/1493/FUL/FUL

Date: 27 June 2005
CERTIFIED COPY OF ORIGINAL
DATED 27.06.2005

Dear Sir/Madam

Applicant: St Marys University College

Agent: Catherine Birch

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 May 2005** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

St Marys University College, Waldegrave Road, Twickenham, Richmond Upon Thames, TW1 4SX

for

Proposed external landscape upgrade to include: 1. Chapel Courtyard upgrade: i) new bins, benches, lighting, cycle racks, shelters and bollards. ii) new planting scheme, iii) new paved area. 2. General campus areas: replacement of benches and bins. 3. General Campus area: external notice management system.

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

Trevor Pugh, Director Environment

SCHEDULE OF CONDITIONS AND INFORMATIVES TO APPLICATION 05/1493/FUL

APPLICANT NAME St Marys University College Waldegrave Road Twickenham Richmond Upon Thames TW1 4SX	AGENT NAME Catherine Birch Ingleton Wood 434 The London Fruit And Wool Exchange Brushfield Street London E1 6EX
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SITE:

St Marys University College, Waldegrave Road, Twickenham, Richmond Upon Thames.

PROPOSAL:

Proposed external landscape upgrade to include: 1. Chapel Courtyard upgrade: i) new bins, benches, lighting, cycle racks, shelters and bollards. ii) new planting scheme, iii) new paved area. 2. General campus areas: replacement of benches and bins. 3. General Campus area: external notice management system.

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS:

AC01 Development begun within 5 years	U05207 Paving details
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INFORMATIVES:

IE05A Noise control - Building sites	U08516 Approved drawing numbers
IH06B Damage to public highway	U08517 Summary Reasons for Granting PP
IL10A Building regulations required	U08518 Protected trees

SCHEDULE OF CONDITIONS AND INFORMATIVES TO APPLICATION 05/1493/FUL

DETAILED CONDITIONS

AC01 Development begun within 5 years

The development to which this permission relates must be begun not later than the expiration of five 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.

U05207 Paving details

Any areas of new paving shall not be carried out other than in accordance with details to be submitted to and approved by the Local Planning Authority, such details to specify the slab size and bonding pattern.
Reason: To ensure that the proposed development is in keeping with its surroundings and to protect the appearance of the area.

DETAILED INFORMATIVES

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).

IH06B 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.

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 020 889 1411) to arrange a joint inspection of the footway before work commences. Otherwise you may be held responsible for any damage found on completion of the works.

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).

SCHEDULE OF CONDITIONS AND INFORMATIVES TO APPLICATION 05/1493/FUL

U08516 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:- 81066/901A, 81066/902A and 81066/903-2 and external landscape schedule received on 3 May 2005; amended chapel forecourt layout (bins relocated and yorkstone specified) received on 27 June 2005.

U08517 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. 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 development would enhance the appearance of the site and would not have a detrimental impact on tree welfare or the setting of the site buildings, some of which are Listed.

U08518 Protected trees

The applicant is advised that notwithstanding the submitted drawings and schedules, nothing in this notice shall override the provisions of TPO 497 which affects the application site including two trees in circular planters in front of the Chapel. A separate application for tree works would need to be made to the Arboricultural Manager, Environment Directorate, Civic Centre, 44 York Street, Twickenham, TW1 3BZ, 020 8891 7808

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 05/1493/FUL
