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

Mr Ben Westwood  
BGW Design Studio  
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1st Floor  
107 Cheapside  
London  
London  
EC2V 6DN

Please contact: Planning Support

Please telephone: 0845 612 2660

Your ref: The Crown,  
Twickenham\_REVISED

Our ref:  
DC/ANO/12/2462/FUL/FUL

Letter Printed: 13 November  
2012

**FOR DECISION DATED**  
13.11.2012

Dear Sir/Madam

**Applicant:** Mr Richard Brown

**Agent:** Mr Ben Westwood

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

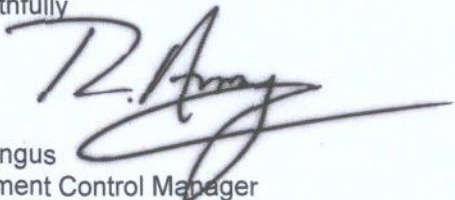
**The Crown, 174 Richmond Road, Twickenham, TW1 2NH.**

for

**Erection of single storey brick built extension to existing kitchen on North-East side to form new kitchen. General refurbishment works to interior and exterior, including new structural opening.  
Removal of existing single storey garage.**

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 Richard Brown C/O The Red Lion High Street Horsell Horsell Surrey GU21 4SS UK	<b>AGENT NAME</b> Mr Ben Westwood BGW Design Studio 1st Floor 107 Cheapside London London EC2V 6DN
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**SITE:**

The Crown, 174 Richmond Road, Twickenham, TW1 2NH.

**PROPOSAL:**

Erection of single storey brick built extension to existing kitchen on North-East side to form new kitchen. General refurbishment works to interior and exterior, including new structural opening. Removal of existing single storey garage.

**SUMMARY OF CONDITIONS AND INFORMATIVES**

**CONDITIONS:**

AT01 Development begun within 3 years	U54905 Hard Landscaping Required
U54872 Approved drawings	U54901 Mechanical Services Noise Control
U54894 Details to specified scale	U54904 Odour Control
U54895 Painted timber joinery	U54897 Flue/ducting
U54896 Samples	U55331 Boundary
U54908 External illumination	U54899 Tree protection
LT08 Soft Landscaping Required	

**INFORMATIVES:**

U63632 Composite Informative	U63628 Root protection area
U63629 Tree Protection measures	U63624 External windows

## DETAILED CONDITIONS

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### **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.

### **U54872 Approved drawings**

The development hereby permitted shall be carried out in accordance with the following approved plans and documents, where applicable.

P1169-01, P1169-02, P1169-03, P1169-04, P1169-05, P1169-06, P1169-07; received on 31.07.2012, P1169-08J, P1169-09E, P1169-10E; received on 25.10.2012, P1169-12C, P1169-15D, P1169-16E, P1169-17, P1169-18, P1169-19, P1169-20B; received on 15.10.2012, two letters from The Heritage Advisory dated 15.10.12 and 26.06.2012, Lighting Schedule by BGW Design; received on 15.10.2012, Heritage Statement; received on 1.08.2012 and systemair details for Multibox and Axial fan; received on 20.08.2012, P1169-14C and P1169-11F; received on 26.10.2012 and emails from Ben Westwood dated 24.10.2012, 25.10.2012 and 26.10.2012.

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

### **U54894 Details to specified scale**

The development shall not be carried out other than in accordance with detailed scaled drawings; which shall be submitted to and approved in writing by the Local Planning Authority, such details to show: 1:20 scale drawings/cross sections of all new external joinery.

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

### **U54895 Painted timber joinery**

All external joinery shall be of painted timber.

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

### **U54896 Samples**

The following samples shall be submitted to 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. The scheme shall only be implemented in accordance with the approved details.

- o Sample panel of brickwork for the proposed extension shall be provided on site, showing the proposed colour, texture, face-bond and pointing.
- o Sample of external tiling.
- o Sample of exterior paint and finish of ducting

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

### **U54908 External illumination**

Any external illumination of the premises shall not be carried out except in accordance with details giving the method and intensity of any such external illumination which shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of any part of the buildings.

REASON: To protect/safeguard the amenities of the locality.

#### **LT08 Soft Landscaping Required**

(A) No development shall take place until full details of soft landscaping works have been submitted to and approved in writing by the local planning authority such details to include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment) and shall specify 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.

(B) All tree/plant/shrub planting included within the approved specification shall be carried out in accordance with that specification and 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 soft landscaping 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

#### **U54905 Hard Landscaping Required**

A) No development shall take place until full details of both hard landscaping works have been submitted to and approved in writing by the local planning authority. These details shall include proposed finished levels or contours; 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) All hard 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

#### **U54901 Mechanical Services Noise Control**

Before kitchen extraction system to which the application refers is used at the premises, a scheme shall be submitted to and approved in writing by the local planning authority which demonstrates that the following noise criteria can be complied with and shall thereafter be retained as approved.

The cumulative measured or calculated rating level of noise emitted from the mechanical plant to which the application refers, shall be 5dB(A) below the existing background noise level or 10dB(A) below if there is a particular tonal or discrete component to the noise, at all times that the mechanical system etc operates. The measured or calculated noise levels shall be determined at the boundary of the nearest ground floor noise sensitive premises or 1 meter from the facade of the nearest first floor (or higher) noise sensitive premises, and in accordance to the latest British Standard 4142; An alternative position for assessment /measurement may be used to allow ease of access, this must be shown on a map and noise propagation calculations detailed to show how the design criteria is achieved.

In addition the noise from the kitchen extraction system must achieve the reasonable standard for internal noise levels detailed in Table 5 of BS 8233 'Sound Insulation and Noise Reduction for Buildings CofP

The plant shall be supported on adequate proprietary anti-vibration mounts as necessary to prevent the structural transmission of vibration and regenerated noise within adjacent or adjoining premises, and these shall be so maintained thereafter.

Reason: To preserve the amenities of nearby occupants.

#### **U54904 Odour Control**

Prior to the first use of the premises details of a scheme for the extraction and treatment of fumes and odours generated from cooking or any other activity undertaken on the premises shall be submitted to and approved in writing by the local planning authority. Any equipment, plant or process approved pursuant to such details shall be installed prior to the first use of the premises and shall be operated and retained in accordance with the approved details and operated in accordance with manufacturers instructions.

The scheme shall apply the risk assessment approach outlined within the document and the odour abatement measures corresponding to the outcome of the risk assessment shall be installed. Low level stack discharge will not be acceptable in general, the preferred termination height is 1m above roof ridge or roof eaves.

Guidance produced by DEFRA: Control of Odour and Noise from Commercial Kitchen Systems 2004.. The document can be downloaded from the DEFRA website

<http://www.defra.gov.uk/publications/files/pb10527-kitchen-exhaust-0105.pdf>

Further guidance produced by LBRuT can be downloaded.

[http://www.richmond.gov.uk/planning\\_guidance\\_for\\_food\\_and\\_drink\\_establishments.pdf](http://www.richmond.gov.uk/planning_guidance_for_food_and_drink_establishments.pdf)

Reason: To protect the amenities of nearby occupants.

#### **U54897 Flue/ducting**

Prior to the commencement of development, the colour finish of the flue, manufacturing details, and scaled drawings where necessary, of the flue shall be submitted to and approved by the Local Planning Authority before the relevant parts of the works are commenced. The development shall only be implemented in accordance with the approved details.

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

#### **U55331 Boundary**

Prior to the commencement of development, a scheme shall be submitted to and approved in writing by the Local Planning Authority that details the demolition of the garage, making good off the flank wall of the adjacent property, and any replacement boundary treatment proposed. The proposal shall only be implemented in accordance with the approved details. REASON: To ensure the scheme does not prejudice the amenities of the site, area in general, and nearby occupants.

#### **U54899 Tree protection**

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) The above and below parts of retained trees must be protected from physical damage and soil compaction (see informative B)

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.

REASON: To ensure that tree (s) are not damaged

## **DETAILED INFORMATIVES**

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#### **U63632 Composite Informative**

##### **Reason for granting:**

The proposal has been considered in the light of the Development Plan, comments from statutory consultees

## **SCHEDULE OF REASONS FOR APPLICATION 12/2462/FUL**

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 rear extension and other alterations, would not detract from the special architectural character, historic interest and setting of this grade II listed building, neighbouring listed buildings and BTMs, and conservation area and would not result in an undue loss of amenity to neighbouring properties. The development would not prejudice the aims and objectives of policies DM HD1, HD2 and HD3, DM DC1, DM DC5, TP8 and Core Strategy CP7 and National Planning Policy Framework.

### **Principal Policies:**

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

Core Strategy Policies: CP7;

Development Management Plan Policies: DM HD1, HD2 and HD3, DM DC1, DM DC5, TP8;

### **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](mailto:highwaysandtransport@richmond.gov.uk)) to arrange a pre commencement photographic survey of the public highways adjacent to and within the vicinity of the site. 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 case will be closed. If damage or further damage is found to have occurred then you will be asked to pay for repairs to be carried out.

### **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

## **SCHEDULE OF REASONS FOR APPLICATION 12/2462/FUL**

Floor Civic Centre, 44 York Street, Twickenham TW1 3AB.

### **U63629 Tree Protection measures**

Where development associated activity (for example foot traffic) is required upon unsurfaced soil the root protection area can be protected from compaction by installing ground protection (for example a single thickness of scaffold boards placed on top of a compression resistant layer (e.g. 100mm depth of wood chip). The trees above ground parts can be protected by creating a physical barrier, this could be in the form of connected ply board.

### **U63628 Root protection area**

The trees circular root protection area of the sites trees can be calculated as follows::

At a height of 1.5 meters above adjacent ground level the diameter of the trees main stem/trunk stem should be measured. The diameter multiplied by 12 gives a distance which is equal to the radius of a circular root protection area.

### **U63624 External windows**

External windows to be double hung, single glazed white painted timber sash and the new external door from the dining hall shall match the design of the adjacent door, minus the ply covering.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 12/2462/FUL