

Civic Centre, 44 York Street, Twickenham TW1 3BZ  
tel: 020 8891 7300 text phone 020 8891 7120  
fax: 020 8891 7789  
email: envprotection@richmond.gov.uk  
website: www.richmond.gov.uk

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

Mr Sam Harper  
Firstplan  
25 Floral Street  
London  
WC2E 9DS  
United Kingdom

Please contact: Planning Support

Please telephone: 0845 612 2660

Your ref: Nando's Teddington-  
External ...

Our ref:  
DC/SGS/12/3094/FUL/FUL

Letter Printed: 29 November  
2012

**FOR DECISION DATED**  
29.11.2012

Dear Sir/Madam

**Applicant:**

**Agent:** Mr Sam Harper

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

**Restaurant Unit , Park House, Station Road, Teddington.**  
for  
**Provision of fixed furniture and alterations to external seating area .**

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> c/o Firstplan	<b>AGENT NAME</b> Mr Sam Harper 25 Floral Street London WC2E 9DS United Kingdom
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**SITE:**

Restaurant Unit , Park House, Station Road, Teddington.

**PROPOSAL:**

Provision of fixed furniture and alterations to external seating area .

**SUMMARY OF CONDITIONS AND INFORMATIVES**

**CONDITIONS:**

AT01 Development begun within 3 years

U55698 Approved Drawings

**INFORMATIVES:**

U64163 Informatives



## 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.

### **U55698 Approved Drawings**

The development hereby permitted shall be carried out in accordance with the following approved plans and documents, where applicable. Proposed External Seating Area, Elevations, Plan and Section Drawing (OOPLN GF 03 Rev A); Proposed External Lighting Drawing (OOPLN GF 04 Rev A); Planter & Bench Detail (OOPLN GF 05); Planter & Bench Detail (OOPLN GF 06) received on 5th October 2012.

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

## DETAILED INFORMATIVES

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### **U64163 Informatives**

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

The proposal has been considered in the light of the Development Plan, comments from third parties (where relevant) and compliance with Supplementary Planning Guidance as appropriate. It is not considered that the provision of fixed furniture and minor alterations to the external seating area would have an unreasonable impact on visual or residential amenity. 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.

#### **Principal Policies:**

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

Development Management Plan Policies:

DM DC 1, 5

#### **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



#### **SCHEDULE OF REASONS FOR APPLICATION 12/3094/FUL**

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

**END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 12/3094/FUL**

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