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

Mrs Katie Turvey  
Planning Potential Ltd  
Magdalen House  
148 Tooley Street  
London  
SE1 2TU  
England

Please contact: Planning Support

Please telephone: 0845 612 2660

Your ref: Queen Dowager

Our ref:  
DC/SGS/12/2327/FUL/FUL

Letter Printed: 7 December 2012

**FOR DECISION DATED**  
07.12.2012

Dear Sir/Madam

**Applicant:**

**Agent:** Mrs Katie Turvey

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

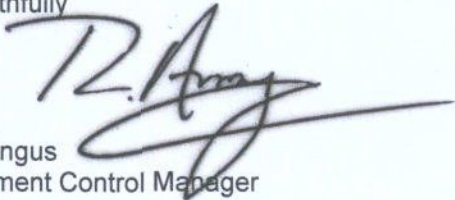
**Queen Dowager, 49 North Lane, Teddington, TW11 0HU.**

for

**Demolition of vacant public house and erection of four no. three-bedroom houses**

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>  Crowton House The Broadway Crowborough East Essex TN6 1DA England	<b>AGENT NAME</b>  Mrs Katie Turvey Magdalen House 148 Tooley Street London SE1 2TU England
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**SITE:**

Queen Dowager, 49 North Lane, Teddington, TW11 0HU.

**PROPOSAL:**

Demolition of vacant public house and erection of four no. three-bedroom houses

**SUMMARY OF CONDITIONS AND INFORMATIVES**

**CONDITIONS:**

AT01 Development begun within 3 years	GD02A Restriction-Alterations/extrn
BD12 Details - Materials to be approved	GD08A Restrict outbuildings-adj occ'pier
U55333 Boundary Fencing	LT09 Hard and Soft Landscaping Required
U55334 Windows obscure	U55340 Refuse/cycle store
U55335 CSH Code Level 3	U55338 Approved Drawings
U55382 Lifetime Homes	DV49 Construction Method Statement
U55795 Dormer windows	

**INFORMATIVES:**

U63918 Crossovers	IL13 Section 106 agreement
U64283 Condition LT09	U63882 Informatives
IL24 CIL liable	

## 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.

### **BD12 Details - Materials to be approved**

The external surfaces of the building(s) (including fenestration) and, where applicable, all areas of hard surfacing shall not be constructed other than in materials details/samples of which shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality.

### **U55333 Boundary Fencing**

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before [the use hereby permitted] is commenced or [before the building(s) is/are occupied] or [in accordance with a timetable agreed in writing with the Local Planning Authority]. Development shall be carried out in accordance with the approved details.

REASON: To safeguard the visual amenities of the locality and the privacy/amenities of the adjoining properties.

### **U55334 Windows obscure**

The proposed first floor window(s) in the side elevation(s) of the building(s) hereby approved shall at no time be openable or glazed, otherwise than in obscured glass, below a minimum height of 1.75 metres (5'7") above the relevant floor level.

REASON: To ensure that the proposed development does not prejudice the amenities of adjoining occupiers.

### **U55335 CSH Code Level 3**

The dwelling(s) hereby approved shall achieve a Code Level 3 in accordance with the terms of the application & requirements of the Code for Sustainable Homes: Technical Guide (or such national measure of sustainability for house design that replaces that scheme).

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

### **U55382 Lifetime Homes**

The dwellings hereby approved shall not be constructed other than to Lifetime Homes standards as described in the Design & Access Statement & shall thereafter be maintained to those standards.

Reason: To ensure adaptable homes to meet diverse and changing needs.

### **U55795 Dormer windows**

The proposed second floor windows in the north east/rear elevation of the buildings annotated 49A and 49B on drawing no. 300312/04E hereby approved shall at no time be openable or glazed, otherwise than in obscured glass, below a minimum height of 1.75 metres (5'7") above the relevant floor level.

REASON: To ensure that the proposed development does not prejudice the amenities of adjoining occupiers.

### **GD02A Restriction-Alterations/extn**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) no external alterations or extensions shall be carried out to the building(s) hereby approved.

REASON: To safeguard the amenities of the occupiers of adjoining property and the area generally.

### **GD08A Restrict outbuildings-adj occ'pier**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) no building, enclosure or swimming pool falling within Part 1, Class E, shall be erected on any part of the land.

REASON: To safeguard the amenities of the adjoining occupiers.

#### **LT09 Hard and Soft Landscaping Required**

(A) No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the local planning authority. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; 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) Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); detailing 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. All tree, shrub and hedge planting included within that specification shall be carried out 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 hard and soft 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

#### **U55340 Refuse/cycle store**

NS01 - None of the buildings hereby approved shall be occupied until refuse enclosures and cycle storage for the proposed dwellings have been provided in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show the siting and design thereof.

REASON: To safeguard the appearance of the property and the amenities of the area and comply with the transport policies of the Council.

#### **U55338 Approved Drawings**

The development hereby permitted shall be carried out in accordance with the following approved plans and documents, where applicable. 300312/02 and 05 received on 20th July 2012; 300312/03B and 04E and received on 20th August 2012.

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

#### **DV49 Construction Method Statement**

No development shall take place, including any demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

1. the parking of vehicles of site operatives & visitors
2. loading/unloading of plant & materials
3. storage of plant and materials used in constructing the development
4. the erection and maintenance of security hoardings including decorative displays and facilities for public viewing, where appropriate.
5. wheel washing facilities
6. measures to control the emission of dust and dirt during construction
7. a scheme for recycling/disposing of waste resulting from demolition & construction works.
8. routing of delivery vehicles to and from the site

Reason: in the interests of highway and pedestrian safety together with the amenity of the area

## DETAILED INFORMATIVES

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### **U63918 Crossovers**

The applicant is advised that the proposed vehicular crossovers exceed the width quoted by the published guidelines of the Council and will need to be reduced to 3.5m.

### **U64283 Condition LT09**

The applicant is advised in respect of condition LT09 that a degree of soft landscaping should be concentrated in the proposed garden to the north east of the application site particularly along the site boundary with 23 Middle Lane.

### **IL24 CIL liable**

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

### **IL13 Section 106 agreement**

This planning permission has a Section 106 Agreement which must be read in conjunction with it.

### **U63882 Informatives**

#### **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. The proposal follows a refusal of a similar scheme. The reasons for refusal related to the loss of the public house, the proposed design, mass and scale, the impact on on-street parking and the lack of contributions towards affordable housing and infrastructure. In relation to the loss of the public house, additional marketing information has been supplied and the requirements of the relevant policy in the Development Management Plan are considered to have been met. A more traditional design approach with a reduction in the number of houses and significantly reduced mass have addressed the concerns relating to design. The applicant has demonstrated that the development can be accommodated without on-street parking levels exceeding 90%. It is not considered that neighbours will be unreasonably affected. Appropriate contributions will be made towards infrastructure and affordable housing. 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:-

Local Development Framework

Core Strategy Policies: CP 1, 2, 3, 4, 7, 10, 14, 15, 16, 17, 18

Development Management Plan Policies: DM SD 1, 2; OS 2, 4, 5, 6; HD 1, 2, 3; HO 4, 6; SI 1; TP 2, 8; DC 1, 5, 6

SPD: Design Quality

SPD: Sustainable Construction Checklist

SPD: Small and Medium Housing Sites

SPD: Residential Development Standards

SPD Affordable Housing

#### **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 12/2327/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](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 Floor Civic Centre, 44 York Street, Twickenham TW1 3AB.

**END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 12/2327/FUL**

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