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TOWN AND COUNTRY PLANNING ACT 1990: DECISION NOTICE

Mr A Ward
Lion Boathouse
Eel Pie Island
Twickenham TW1 3DY

Please contact: Planning Support

Please telephone: 0845 612 2660

Your ref:

Our ref:
DC/SGS/12/1404/FUL/FUL

Letter Printed: 24 June 2013

FOR DECISION DATED
24.06.2013

Dear Sir/Madam

Applicant: Mr V Barber

Agent: Mr A Ward

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

172 High Street, Teddington, TW11 8HU, .

for

Extension and roof alterations to accommodate three new residential units

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 V Barber Royal Oak 172 High Street Teddington TW11 8HU	AGENT NAME Mr A Ward Lion Boathouse Eel Pie Island Twickenham TW1 3DY
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SITE:

172 High Street, Teddington, TW11 8HU, .

PROPOSAL:

Extension and roof alterations to accommodate three new residential units

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS:

AT01 Development begun within 3 years BD12 Details - Materials to be approved U56872 Code for Sustainable Homes U56875 PV Panels U56873 Approved Drawings	DV49 Construction Method Statement U56874 Cycle/refuse storage DV11 Use of roof restricted
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INFORMATIVES:

U65160 Informatives U65161 NPPF Approval	IL24 CIL liable IL13 Section 106 agreement
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DETAILED CONDITIONS

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.

U56872 Code for Sustainable Homes

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.

U56875 PV Panels

Details of the siting and appearance of the proposed photovoltaic panels shall be submitted to and approved in writing by the local planning authority prior to the commencement of development.

REASON: To safeguard the appearance of the property and the Conservation Area and comply with the sustainability policies of the Council.

U56873 Approved Drawings

The development hereby permitted shall be carried out in accordance with the following approved plans and documents, where applicable. TP01 - TP07 received on 27th April 2012 and TP08A, 09A, 10A, 11A and 12A received on 11th December 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

U56874 Cycle/refuse storage

None of the buildings hereby approved shall be occupied until dustbin and cycle storage facilities for the proposed dwellings have been identified and 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 Conservation Area and comply with the

transport policies of the Council.

DV11 Use of roof restricted

The roof of the building shall not be used for any purpose other than as a means of escape in emergency or for maintenance of the building.

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

DETAILED INFORMATIVES

U65160 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 previous refusal and appeal dismissal for a similar development. The sole reason for the appeal dismissal related to design and the impact on the Conservation Area. The scheme as amended is considered to overcome the previous design objections. Several policy changes have taken place since the previous refusal, including parking requirements, and these are addressed in this new application. 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:-

Core Strategy Policies: CP1, CP2, CP7, CP8, CP14 CP 15 and CP16

Development Management Plan Policies: DM DC 1, DM DC 5; DM SD 1, DM SD 2; DM HD 1, DM HD 3; DM TP 2, DM TP 7, DM TP 8; DM HO 4, DM HO 6.

SPD: Design Quality

SPD: Sustainable Construction Checklist

SPD: Residential Development Standards

SPD Affordable Housing

SPG Planning Obligations Strategy

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) 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 12/1404/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.

U65161 NPPF Approval

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, Richmond upon Thames Borough Council takes a positive and proactive approach to the delivery of sustainable development, by:

- o Providing a pre-application and duty officer service
- o Providing written policies and guidance, all of which is available to view on the Council's website
- o Where appropriate, negotiating amendments to secure a positive decision
- o Determining applications in a timely manner

In this instance:

- o Following amendments the application was recommended for approval and referred to the first available Planning Committee, where the agents / applicants had an opportunity to present the case

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.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 12/1404/FUL

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