

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 Matthew Bradbury
Hadfield Cawkwell Davidson Ltd.
17 broomgrove road
sheffield
South Yorkshire (Met County)
s10 2lz

Please contact: Planning Support

Please telephone: 0845 612 2660

Your ref: WMS Teddington

Our ref:
DC/SGS/13/2630/FUL/FUL

Letter Printed: 17 September
2013

FOR DECISION DATED
17.09.2013

Dear Sir/Madam

Applicant: Mr N Skundric

Agent: Mr Matthew Bradbury

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 **19 July 2013** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

37 - 39 Broad Street, Teddington, TW11 8QZ, .

for

Installation of external plant within existing service yard, associated with a convenience store.

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 N Skundric Abbey Road Park Royal London NW10 7SJ	AGENT NAME Mr Matthew Bradbury 17 broomgrove road sheffield South Yorkshire (Met County) s10 2lz
--	--

SITE:
37 - 39 Broad Street, Teddington, TW11 8QZ, .

PROPOSAL:
Installation of external plant within existing service yard, associated with a convenience store.

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS:	
AT01 Development begun within 3 years U63903 Noise Control	U63904 Drawing Numbers
INFORMATIVES:	
U71904 Noise Control U71908 NPPF Approval	U71906 Informatives

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.

U63903 Noise Control

1. Before any refrigeration and/or air handling plant 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 design requirements can be complied with and shall thereafter be retained as approved:

a. The cumulative measured or calculated rating level of noise emitted from the refrigeration and/or air handling 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.

b. In addition the noise from the refrigeration and/or air handling plant must achieve the "good standard" (windows partially open) for internal noise levels detailed in Table 5 of BS 8233 'Sound Insulation and Noise Reduction for Buildings CoP'

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

d. A commissioning acoustic test and report shall be undertaken within 2 weeks of mechanical services commissioning, in order to demonstrate that condition 1(a&b) above has been achieved. The results of the test shall be submitted to and approved in writing by the local planning authority.

REASON: To protect the amenity enjoyed by the occupiers of residents of nearby properties.

U63904 Drawing Numbers

The development hereby permitted shall be carried out in accordance with the following approved plans and documents, where applicable. PL-01, A PL 002, 003 and 005 received on 19th July 2013 and A PL 001B and 004A received on 12th September 2013.

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

DETAILED INFORMATIVES

U71904 Noise Control

The applicant is advised that Noise Impact Assessment dated 2nd September 2013 satisfies part 1 a of condition U63903 but the other parts of the condition still need to be complied with.

U71908 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:

Decision Notice - Application 13/2630/FUL

SCHEDULE OF REASONS FOR APPLICATION 13/2630/FUL

o The application was acceptable as submitted, and approved without delay

U71906 Informatives

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) 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 13/2630/FUL

SCHEDULE OF REASONS FOR APPLICATION 13/2630/FUL