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PLANNING

TOWN AND COUNTRY PLANNING ACT 1990: DECISION NOTICE

Mr Jeff Thwaites
Arc Design Associates
51-55 Fowler Road
Hainault
Essex
IG6 3XE
United Kingdom

Please contact: Planning Support

Please telephone: 0845 612 2660

Your ref: Prince Blucher - Planning

Our ref:
DC/GEH/13/2243/FUL/FUL

Letter Printed: 14 October 2013

FOR DECISION DATED
14.10.2013

Dear Sir/Madam

Applicant:

Agent: Mr Jeff Thwaites

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

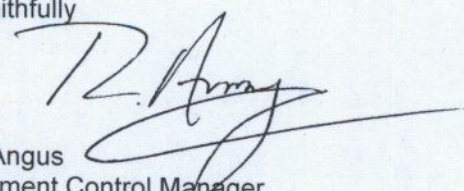
The Prince Blucher, 124 The Green, Twickenham, TW2 5AG.

for

Single storey side extension with glazed lean to roof. Erection of a new timber pergola and re-positioning of 3 No.existing parasols. New section of glazed roof to existing pergola.

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 Griffin Brewery Chiswick Lane South London W4 2QB United Kingdom	AGENT NAME Mr Jeff Thwaites 51-55 Fowler Road Hainault Essex IG6 3XE United Kingdom
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SITE:

The Prince Blucher, 124 The Green, Twickenham, TW2 5AG.

PROPOSAL:

Single storey side extension with glazed lean to roof. Erection of a new timber pergola and re-positioning of 3 No. existing parasols. New section of glazed roof to existing pergola.

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS:

U64692 Arboricultural Method Statement	AT01 Development begun within 3 years
U64693 Approved Drawings	
BD13A Materials to match exist'-be app'd	

INFORMATIVES:

U72765 NPPF APPROVAL - Para. 186 and 187	U72764 Composite Informative
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DETAILED CONDITIONS

U64692 Arboricultural Method Statement

Prior to commencement of development on the site a scheme specific Arboricultural Method Statement (AMS) shall be submitted to and approved by the Local Planning Authority and which shall include details of all works and level changes within the Root Protection Area of the Willow tree together with any other relevant construction details. The document shall be in accordance with section 6.1 of British Standard 5837:2012 Trees in relation to design, demolition and construction. The development shall thereafter only be carried out in accordance with the AMS.

Reason: To ensure that the Willow tree is not damaged or otherwise adversely affected by building operations and soil compaction

U64693 Approved Drawings

The development hereby permitted shall be carried out in accordance with the following approved plans and documents, where applicable - OS Mpa, 1825/01 (Existing Ground and First Floor Plans) and 1825/04 Rev A (Existing and Proposed Garden Plans) received on 24th June 2013; 1825/02 Rev C (Proposed Ground and First Floor Plans), 1825/03 Rev D and 1825/PL05 Rev C received on 24th September 2013.

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

BD13A Materials to match exist'-be app'd

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

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

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.

DETAILED INFORMATIVES

U72765 NPPF APPROVAL - Para. 186 and 187

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 The application was amended following negotiations with the Council to ensure the scheme complied with adopted policy and guidance, and a decision was made without delay

U72764 Composite Informative

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

SCHEDULE OF REASONS FOR APPLICATION 13/2243/FUL

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 13/2243/FUL
