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

Miss Charlotte Gibb  
St Mary's University College  
Waldegrave Road  
Strawberry Hill  
Twickenham  
TW1 4SX

Please contact: Planning Support

Please telephone: 0845 612 2660

Your ref: White Gates Pedestrian  
Entran...

Our ref:  
DC/WEW/13/3500/FUL/FUL

Letter Printed: 14 November  
2013

**FOR DECISION DATED**  
14.11.2013

**Applicant:** Miss Charlotte Gibb

**Agent:**

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


**St Marys College, 268 Waldegrave Road, Twickenham, TW1 4SX.**

for

**Alteration to the existing White Gates entrance to incorporate a separate pedestrian gate with relevant directional signage and internal road markings.**

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	AGENT NAME
Miss Charlotte Gibb Waldegrave Road Strawberry Hill Twickenham TW1 4SX	

**SITE:**

St Marys College, 268 Waldegrave Road, Twickenham, TW1 4SX.

**PROPOSAL:**

Alteration to the existing White Gates entrance to incorporate a separate pedestrian gate with relevant directional signage and internal road markings.

**SUMMARY OF CONDITIONS AND INFORMATIVES**

**CONDITIONS:**

AT01 Development begun within 3 years	U65828 Approved drawings
U65827 Painted timber joinery	
BD09A Brickwork to match existing	

**INFORMATIVES:**

U73641 Composite Informative	U73642 Applicant Informative - Dropped Kerb
U73754 NPPF APPROVAL - Para. 186 and 187	

## 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.

### **U65827 Painted timber joinery**

All new joinery shall be of white painted timber to match existing.

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

### **BD09A Brickwork to match existing**

No new brickwork including works of making good shall be carried out other than in materials, bonding and pointing to match the existing facing work.

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

### **U65828 Approved drawings**

The development hereby permitted shall be carried out in accordance with the following approved plans and documents, where applicable. Site Plan, Existing and Proposed - Front Elevation, Vehicle Tracking Diagram - South, Vehicle Tracking Diagram - North received on 30 September 2013, Existing Site Layout, Proposed Site Layout, Vehicle Tracking Diagram - South - Existing, Vehicle Tracking Diagram - North - Existing received on 30 October 2013 and Proposed Elevations - Amended received on 7 November 2013.

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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### **U73641 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 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.

## **SCHEDULE OF REASONS FOR APPLICATION 13/3500/FUL**

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.

### **U73754NPPF 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: (delete where applicable)

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

### **U73642Applicant Informative - Dropped Kerb**

The applicants must contact the Highways Management Team through an online dropped kerb application for the proposed works to the public highway to be undertaken by the Council.

**END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 13/3500/FUL**

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