



**LONDON BOROUGH OF
RICHMOND UPON THAMES**

TOWN AND COUNTRY PLANNING ACT 1990 : DECISION NOTICE

Reference No. 03/1850/S192

Date: 30 July, 2003

MR J PAULING AND MS A HAYWOOD
c/o ENGLISHAUS
30 LAWRENCE ROAD
HAMPTON
TW12 2RJ

**TOWN AND COUNTRY PLANNING ACT 1990, Sections 191 and 192 (as amended)
Town and Country Planning (General Development Procedure Order) 1995 Article 24**

WHEREAS in accordance with the provisions of the Town and Country Planning Act, 1990, and any Orders made thereunder you have made an application received on 13 June, 2003 for a **CERTIFICATE OF LAWFUL USE OR DEVELOPMENT** relating to:

30 RADNOR GARDENS, TWICKENHAM
for
SINGLE STOREY REAR EXTENSION.

You are advised that the above works/use at the premises edged black on the plan attached to this Certificate are lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended) for the reason(s) shown on the attached sheet:

Environmental Protection and Customer Services
Civic Centre, 44 York Street
Twickenham, TW1 3BZ
Tel: 020 8891 7300

192G

Signature

**ON BEHALF OF THE COUNCIL
(SEE ATTACHED NOTES)**

MR J PAULING AND MS A HAYWOOD
30 RADNOR GARDENS
TWICKENHAM
TW1 4NA

The reason(s) and/or informatives applicable to this application are as follows:

REASON:

LD02A DEVELOPMENT - PERMITTED

The proposal CONSTITUTES DEVELOPMENT within the meaning of Section 55 of the Town and Country Planning Act 1990, but by virtue of Article 3 and Schedule 2 of the Town and Country (General Permitted Development) Order 1995 is of a class which is described as PERMITTED DEVELOPMENT and therefore planning permission IS NOT REQUIRED.

INFORMATIVES:

IE05A NOISE CONTROL - BUILDING SITES

Attention is drawn to the noise control provisions of the Control of Pollution Act 1974. Any enquiries for further information should be made to the Commercial Environmental Health Team, 7B Parkshot, Richmond, TW9 2RT (Tel: 020 8891 7994)

IH06 DAMAGE TO 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 parties responsible.

IL10U BUILDING REGULATIONS REQUIRED

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 Environmental Protection and Customer Services, 2nd floor Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411).

IL09U S192 INFORMATIVE

If you alter your proposals in any way, including in order to comply with the requirements of the Building Regulations, planning permission may be required. The proposal approved by this decision may not be implementable without express planning permission if other external work has taken place under another Certificate of Lawful Development or planning permission granted before or after this decision. If you wish to deviate in any way from the proposals shown on the above drawings you should contact the Development Control Section of Environmental Protection and Customer Services, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ (Tel: 020 8891 7300). This certificate relates only to the works shown on Drawing No(s). 2309/02 received on 13th June 2003 and your attention is also drawn to the printed notes on this certificate.

NI01U NON-STANDARD

The applicant is reminded that the Certificate hereby issued is on the basis that the rear extension will be constructed prior to the erection of the two dormer roof extensions permitted under application 03/1851/FUL. Should the dormer roof extensions be constructed first the rear extension will no longer be permitted development.

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NOTES:

1. This certificate is issued solely for the purpose of section [191] [192] the Town and Country Planning Act 1990 (as amended).
2. It certifies that the [use] [operations] [matter] specified taking place on the land described above [was] [would have been] lawful on the specified date and, thus, [was not] [would not have been] liable to enforcement action under section 172 of the 1990 Act on that date.
3. This certificate applies only to the extent of the [use] [operations] [matter] described and to the land specified and identified on the attached plan. Any [use] [operations] [matter] which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
4. The effect of the certificate is also qualified by the proviso in section 192(4) of the 1990 Act, as amended, which states that the lawfulness of the described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.



Ordnance Survey Map Extract

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TWICKENHAM TW1 3BZ
TEL:020 8891 1411 FAX:020 8891 7702
www.richmond.gov.uk

Co-ordinates at centre of map:
Easting: 515777 Northing: 172896

Scale 1: 1250	Date 04/08/03	Section TS	Drawn KM
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