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TOWN AND COUNTRY PLANNING ACT 1990: DECISION NOTICE

Mr John Livingston, HTP Architecture
LLP
Rayleigh House
2 Richmond Hill
Richmond
TW10 6QX

Please contact: Planning Support

Please telephone: 020 8891 1411

Your ref:

Our ref:
DC/BRS/14/2765/FUL/FUL

Letter Printed: 9 January 2015

FOR DECISION DATED
09.01.2015

Dear Sir/Madam

Applicant: Mr Myck Djurberg

Agent: Mr John Livingston, HTP Architecture LLP

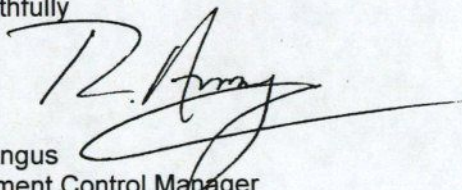
WHEREAS in accordance with the provisions of the Town and Country Planning Act 1990 and the orders made thereunder, you have made an application received on **27 June 2014** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

Hampton Riviera Boatyard, Hampton Court Road, Hampton, East Molesey.
for

Reconstruction of walkway walls and enclosure. Side wall to be reduced to 600mm high (from approx 1600mm high). Overhead arched metal mesh covering to be removed. Metal mesh at wall level to be retained up to 1100mm high.

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 Myck Djurberg Hampton Riviera Boatyard Hampton Court Road Hampton East Molesey KT8 9BP	AGENT NAME Mr John Livingston, HTP Architecture LLP Rayleigh House 2 Richmond Hill Richmond TW10 6QX
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SITE:

Hampton Riviera Boatyard, Hampton Court Road, Hampton, East Molesey.

PROPOSAL:

Reconstruction of walkway walls and enclosure. Side wall to be reduced to 600mm high (from approx 1600mm high). Overhead arched metal mesh covering to be removed. Metal mesh at wall level to be retained up to 1100mm high.

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS:

U79585 Approved drawings	
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INFORMATIVES:

U87017 Composite Informative~~~~ U87019 Enforcement	U87018 NPPF APPROVAL - Para. 186 and 187
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DETAILED CONDITIONS

U79585 Approved drawings

The development hereby permitted shall be carried out in accordance with the following approved plans and documents, where applicable: Un-numbered site plan and 01 received on 27 June 2014 and WW02A and un-numbered elevation and plan entitled 'HRB Walkway A' received on 18 November 2014.

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

DETAILED INFORMATIVES

U87017 Composite Informative~~~~~

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. 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: CP7

Development Management Plan Policies: DM SD6, DM OS2, 4, 5, 11, DM DC1, 5, DM HD1, 2 and 7

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 020 8891 1411 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

SCHEDULE OF REASONS FOR APPLICATION 14/2765/FUL

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.

U87019 Enforcement

You are reminded that there is an outstanding enforcement notice related to the walled walkway requiring its removal. Failure to either fully implement the development hereby approved (removal of the arched mesh, masonry arches around the gates, lower the mesh to the approved height and insertion of the flood vents) or full removal of the wall within the period set out in the appeal inspector's decision will result in Court Action.

U87018 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

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 14/2765/FUL