

Mr Gareth Stockbridge
Stuart Henley & Partners
6 Wrotham Business Park
Barnet
Herts
EN5 4SB
United Kingdom

FOR DECISION DATED
10 September 2014

Dear Sir/Madam

The Town and Country Planning Act 1990, (as amended)
The Town and Country Planning (General Permitted Development) Order 1995 (as amended)
The Town and Country Planning (Development Management Procedure) (England) Order 2010 (As Amended)

Application: 14/3206/P3JPA
Your ref:
Our ref: DC/SGS
Applicant:
Agent: Mr Gareth Stockbridge

WHEREAS in accordance with the provisions of the Town and Country Planning Act 1990 and the relevant Orders made thereunder, you have made an application received on **29 July 2014** for a **PRIOR APPROVAL** relating to:

16-20 The Causeway Teddington TW11 0HE

for

Internal alterations to change the use from B1 office to C3 residential (8 x 1 and 2 bed flats)

This written notice confirms that **prior approval is required and is hereby given** for the proposed development, by virtue of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), subject to conditions outlined overleaf.

The applicants are advised that this written notice **does not constitute a Certificate of Lawfulness**. If you would like confirmation that the proposed development would be lawful, then you are required to submit a Lawful Development Certificate application to the local planning authority, and any such application will need to demonstrate compliance with the conditions of Class J and this written notice, including the condition for implementation of the C3 use prior to 30th May 2016 or by such time as any relevant Article 4 Direction removing permitted development rights under Class J of the GPDO is implemented.

Yours faithfully

A handwritten signature in black ink, appearing to read 'R. Angus', with a long horizontal flourish extending to the right.

Robert Angus
Development Control Manager

APPLICANT NAME	AGENT NAME Mr Gareth Stockbridge
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SITE

16-20 The Causeway Teddington TW11 0HE

PROPOSAL

Internal alterations to change the use from B1 office to C3 residential (8 x 1 and 2 bed flats)

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

U75387	Number of flats
U75388	Parking Provision
U75389	Refuse

Conditions for Class J developments

INFORMATIVES

U83324	Drawing Numbers
U83323	Unilateral Undertaking

Building Regulations
Community Infrastructure Levy (CIL)
Damage to the Public Highway
Noise Control – Building Sites

DETAILED CONDITIONS AND INFORMATIVES

DETAILED CONDITIONS

U75387 Number of flats

The development hereby granted prior approval, shall not be occupied other than as 8 units (three 1-bed flats and five 2-bed flats).

REASON: To accord with the terms of the submission, and ensure the development does not raise unacceptable parking or traffic implications.

U75388 Parking Provision

Prior to occupation of any of the units hereby approved the 6 car parking spaces shown on drawing 4146 02A shall be ready for use and be for the allocation to and the use of the flats within the building hereby approved and thereafter retained.

REASON: To safeguard the amenities of the area and to ensure the scheme does not raise unacceptable highway or traffic impacts.

U75389 Refuse

No refuse or waste material of any description shall be left or stored anywhere on the site other than within a building or refuse enclosure.

REASON: To safeguard the amenities of the area and to ensure the scheme does not raise unacceptable highway or traffic impacts.

Conditions for Class J developments

1. The development shall be carried out in accordance with the information submitted to the local planning authority
2. The development shall be completed on or before 30th May 2016
3. The applicant / developer shall notify the local planning authority in writing of the completion of the development as soon as reasonably practicable after completion, and include:
 - The name of the developer;
 - The address or location of the development; and
 - The date of completion.

DETAILED INFORMATIVES

U83324 Drawing Numbers

For the avoidance of doubt the Drawing(s) No(s) to which this decision refers are as follows:- 4146 01A and 02A received on 29th July 2014.

U83323 Unilateral Undertaking

This prior approval permission has a Unilateral Undertaking/Section 106 Agreement which must be read in conjunction with it.

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 see the Building Control website www.richmond.gov.uk/building_control, or contact Building Control at buildingcontrol@richmond.gov.uk (Tel: 020 8891 7117).

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 Development Control at envprotection@richmond.gov.uk (Tel: 020 8891 1411).

Community Infrastructure Levy (CIL)

The applicant is advised that development commenced under a Prior Approval under Class J of the General Permitted Development Order (as amended) may be liable to pay the Community Infrastructure Levy. If you intend to commence development under general consent you must submit a Notice of Chargeable Development to the local authority before you commence this development. If the development is CIL liable, work should not commence until the relevant notice has been served and the applicable CIL rate has been paid.

Deductions in respect of change of use only apply where the existing building has been in continuous lawful use for at least six months within the 3 years prior to the Notice of Chargeable Development being submitted.

The failure of the liable parties to submit the appropriate notice before the commencement of development will result in a surcharge of the lower of 20% of the chargeable amount or £2,500 being applied. The right to pay by instalments will be lost if commencement starts on site without the prior submission of the appropriate commencement notice. The right to apply for exemptions e.g. for charitable or social housing would also be lost.

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, at highwaysandtransport@richmond.gov.uk (Tel: 020 8891 1411) and ask for the Streetscene inspector for your 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 Commercial Environmental Health at commercialeh@richmond.gov.uk.

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.

Further information can be found at www.richmond.gov.uk/environmental_health, or enquiries can be made to Commercial Environmental Health at commercialeh@richmond.gov.uk.

PLEASE NOTE

This notice applies only to the extent of the use/operations/matter described and to the land specified. 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.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION
14/3206/P3JPA
