

Mr James Lloyd
JLA Limited - Town & Country Planning
Consultants
15 Teddington Business Park
Station Road
Teddington
Middlesex
TW11 9BQ
United Kingdom

Letter Printed 20 April 2015

FOR DECISION DATED
20 April 2015

Dear Sir/Madam

The Town and Country Planning Act 1990, (as amended)
Decision Notice

Application: 14/3011/FUL
Your ref: Job No. 97 - Property Holding...
Our ref: DC/SGS/14/3011/FUL/FUL
Applicant: Mr
Agent: Mr James Lloyd

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 **16 July 2014** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

2 Broad Street Teddington TW11 8RF

for

Refurbishment and remodelling of the existing dry cleaners (Use Class A1: Shops) and workshop (Use Class B1c: light industrial) including infill extensions and alterations, conversion of seven x one self-contained flats to six residential flats (comprising 4x2 and 2x1 beds), with associated works including access and cycle parking.

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

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

SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 14/3011/FUL

APPLICANT NAME

Mr
C/O Agent
United Kingdom

AGENT NAME

Mr James Lloyd
15 Teddington Business Park
Station Road
Teddington
Middlesex
TW11 9BQ
United Kingdom

SITE

2 Broad Street Teddington TW11 8RF

PROPOSAL

Refurbishment and remodelling of the existing dry cleaners (Use Class A1: Shops) and workshop (Use Class B1c: light industrial) including infill extensions and alterations, conversion of seven x one self-contained flats to six residential flats (comprising 4x2 and 2x1 beds), with associated works including access and cycle parking.

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

| | |
|--------|-------------------------------------|
| DV30 | Refuse storage |
| U80871 | Workshop |
| AT01 | Development begun within 3 years |
| BD12 | Details - Materials to be approved |
| DV11 | Use of roof restricted |
| DV18A | Refuse arrangements |
| U80733 | No reduction in number of dwellings |
| U80734 | BREEAM |
| DV47 | Lifetimes Homes |
| U80735 | Approved Plans |
| DV49 | Construction Method Statement |
| PK06A | Cycle parking |
| U80738 | Highway Works |

INFORMATIVES

| | |
|--------|--------------------|
| U88376 | Condition BD12 |
| U88260 | Previous Land Use |
| U88264 | NPPF Approval |
| U88263 | Refuse/Cycle Store |
| U88261 | Informatives |

DETAILED CONDITIONS AND INFORMATIVES

DETAILED CONDITIONS

DV30 Refuse storage

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 appearance of the property and the amenities of the area.

U80871 Workshop

The workshop hereby approved shall only be occupied for a use falling within Class B1 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

REASON: To preserve the amenity of existing neighbouring residents and future occupants of the residential units.

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.

BD12 Details - Materials to be approved

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

REASON: To ensure that the proposed development does not prejudice the appearance of the locality.

DV11 Use of roof restricted

The roof of the building shall not be used for any purpose other than as a means of escape in emergency or for maintenance of the building.

REASON: To safeguard the amenities of the adjoining premises and the area generally.

DV18A Refuse arrangements

None of the buildings hereby approved shall be occupied until arrangements for the storage and disposal of refuse/waste have been made in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

REASON: To safeguard the appearance of the property and the amenities of the area.

U80733 No reduction in number of dwellings

No alterations shall be made to the flats hereby approved nor shall they be occupied in any way which would result in a reduction in the number of residential units.

REASON: To ensure that the development continues to contribute to the housing needs of the Borough by the retention of dwellings of a variety of sizes and types.

U80734 BREEAM

The dwelling(s) hereby approved shall achieve BREEAM Domestic Refurbishment Rating 'Excellent'; in accordance with the terms of the application & the requirements of the BREEAM Guide (or such national measure of sustainability for house design that replaces that scheme). REASON: In the interests of promoting sustainable forms of developments and to meet the terms of the application.

DV47 Lifetimes Homes

The dwellings hereby approved shall not be constructed/adapted other than to Lifetime Homes standards as shown on the approved plans and/or as described in the Design & Access Statement & shall thereafter be maintained to those standards.

Reason: To ensure adaptable homes to meet diverse and changing needs.

U80735 Approved Plans

The development hereby permitted shall be carried out in accordance with the following approved plans and documents, where applicable.

Site Plan

047_3_101_PL1 - Proposed GA

047_3_103_PL1 - Proposed First Floor Plan

047_3_104_PL1 - Proposed Second Floor Plan

047_3_105_PL1 - Proposed Roof Plan

047_3_111_PL1 - Proposed Section AA

047_3_113_PL1 - Proposed Section CC and DD

047_3_114_PL1 - Proposed Section EE

Received on 16th July 2014

047_3_112_PL2 - Proposed Section BB

047_3_102_PL2 - Proposed Ground Flood Plan

Received on 31st March 2015

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

DV49 Construction Method Statement

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

1. the size and routing of construction vehicles to and from the site, and holding areas for these on/off site, including a site layout plan and manoeuvring tracks for vehicles accessing the site, turning and exiting in forward gear
2. the parking of vehicles of site operatives and visitors
3. the loading/unloading of plant and materials
4. the storage of plant and materials used in constructing the development
5. the erection and maintenance of security hoardings including decorative displays and facilities for public viewing, where appropriate
6. wheel washing facilities
7. measures to control the emission of dust and dirt during construction
8. a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason: In the interests of highway and pedestrian safety together with the amenity of the area

PK06A Cycle parking

No building/dwelling/part of the development shall be occupied until cycle parking facilities have been provided in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show the position, design, materials and finishes thereof.

REASON: To accord with this Council's policy to discourage the use of the car wherever possible.

U80738 Highway Works

The development hereby approved shall not be occupied until a scheme has been submitted to and approved in writing by the local planning authority demonstrating how the existing drop kerb on Queens Road will be reduced in size to 1m width in order to allow for refuse collection and this has been constructed and completed in agreement with the Council's highways section at the cost of the applicant.

REASON: To ensure a satisfactory form of development.

DETAILED INFORMATIVES

U88376 Condition BD12

With respect to condition BD12, details of the proposed PV panels will be expected as part of the submission of details, including their siting, angle of incline and orientation. You are encouraged to fit the panels flat to the roof or within trays allowing a modest incline and set away from the edges of the roof and its parapet. Panels near the roof edge and visible above the parapet and set at an incline of more than 30 degrees is not likely to be supported.

U88260 Previous Land Use

The applicants attention is drawn to the sites previous industrial land uses (printing works, blacksmith) and to the need to ensure that adequate health and safety precautions are employed during the construction works.

U88264 NPPF Approval

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

U88263 Refuse/Cycle Store

The applicant is advised of the need to have separate cycle/refuse storage for the residential and commercial elements.

U88261 Informatives

Principal Policies:

Where relevant, the following have been taken into account in the consideration of this proposal:-

Core Strategy Policies:CP1, 2, 7, 8, 14, 16

Development Management Plan Policies:DM SD 1,2; HD 3; HO 1, 2, 4; EM 2; TP 2; DC 1, 5, 6

Supplementary Planning Guidance: Sustainable Construction Checklist, Residential Development Standards

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: 020 8891 1411).

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: 020 8891 1411).

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

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.

