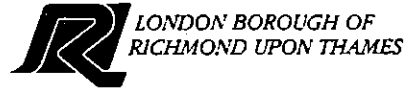


**Environment Directorate / Development Management**

Web: [www.richmond.gov.uk/planning](http://www.richmond.gov.uk/planning)  
Email: [envprotection@richmond.gov.uk](mailto:envprotection@richmond.gov.uk)  
Tel: 020 8891 1411  
Textphone: 020 8891 7120



Mr P Villars  
Indigo Planning  
11 Swan Court  
Worple Road  
Wimbledon SW19 4JS

Letter Printed 22 May 2015

**FOR DECISION DATED**  
22 May 2015

Dear Sir/Madam

**The Town and Country Planning Act 1990, (as amended)**  
**The Town and Country Planning (General Permitted Development) (England)**  
**Order 2015**  
**The Town and Country Planning (Development Management Procedure)**  
**(England) Order 2015**

**Application:** 15/1397/P3JPA  
**Your ref:**  
**Our ref:** DC/SGS  
**Applicant:** Mr M Meanley  
**Agent:** Mr P Villars

**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 1 April 2015 for a **PRIOR APPROVAL** relating to:

**38-42 Hampton Road Teddington TW11 0JE**

for

**Change of use from B1 office use to C3 residential use (17 x 1 bed units (2 person), 10 x 2 bed units (3 person), 8 x 2 bed units (4 person) units (totalling 35 residential units)**

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) (England) Order 2015, subject to conditions outlined overleaf.

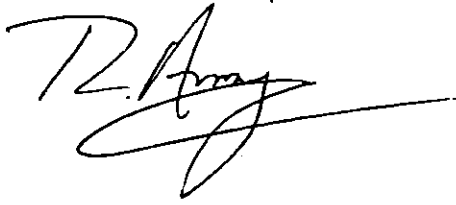
The applicants are advised that this written notice **does not constitute a Certificate of Lawfulness**. If you would like confirmation that the proposed development would be lawful, then you are required to submit a Lawful Development Certificate application to the local planning authority.

Yours faithfully

[www.richmond.gov.uk/planning](http://www.richmond.gov.uk/planning)

London Borough of Richmond upon Thames  
Civic Centre, 44 York Street, Twickenham TW1 3BZ

Tel 020 8891 1411 Textphone 020 8891 7120 Email [envprotection@richmond.gov.uk](mailto:envprotection@richmond.gov.uk)

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 15/1397/P3JPA

## APPLICANT NAME

Mr M Meanley  
8038-42 Hampton Road  
Teddington  
TW11 0JE

## AGENT NAME

Mr P Villars  
11 Swan Court  
Worple Road  
Wimbledon SW19 4JS

## SITE

38-42 Hampton Road Teddington TW11 0JE

## PROPOSAL

Change of use from B1 office use to C3 residential use (17 x 1 bed units (2 person), 10 x 2 bed units (3 person), 8 x 2 bed units (4 person) units (totalling 35 residential units)

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

## SUMMARY OF CONDITIONS AND INFORMATIVES

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### CONDITIONS

DV18A	Refuse arrangements
DV30	Refuse storage
PK06A	Cycle parking
U84146	Future parking permits
U83759	Allocated Parking
U83760	Vehicular access/exit
U83758	Approved Use
U83761	Electical Charging Points

Conditions for Class O developments

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### INFORMATIVES

U91265	Drawing Numbers
U91266	Secured by Design
U91357	Refuse store access
U91356	boundary treatment and landscaping
U91267	

Community Infrastructure Levy (CIL)

# DETAILED CONDITIONS AND INFORMATIVES

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## DETAILED CONDITIONS

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### **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.

### **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.

### **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.

### **U84146 Future parking permits**

No development shall take place until details of a scheme have been submitted to and agreed in writing by the local planning authority and be put in place to ensure that, with the exception of disabled persons, the occupants of the 35 units hereby permitted prior approval are not eligible for residents parking permits within any controlled parking zone which may be in force in the area within five years of the date of this decision notice.

REASON: To ensure that the development does not generate an increased demand for on-street car parking to the detriment of the free flow of traffic, the conditions of general safety along the neighbouring highways, the residential amenity of the area, to ensure against oversubscription in the event of the creation of a Controlled Parking Zone and to accord with the Council's car parking policy and standards.

### **U83759 Allocated Parking**

As part of the development hereby approved each flat shall be allocated one of the parking spaces indicated on drawing HRA-07. Each space shall thereafter be used only in association with the individual flat it is allocated to, and for no other purpose, unless otherwise agreed in writing by the Local Planning Authority. REASON: To ensure the development does not prejudice the free flow of traffic and highway and pedestrian safety.

### **U83760 Vehicular access/exit**

The only vehicular entrance to the site shall be off Hampton Road and the only vehicular exit from the site shall be on to Anlaby Road. Prior to the first occupation of the building details of the signage relating to the movement of vehicles shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full and shall thereafter be retained.

REASON: To ensure the development does not prejudice the free flow of traffic and highway and pedestrian safety

### **U83758 Approved Use**

The development hereby granted prior approval, shall not be occupied other than as 17 1-bed units and 18 2-bed units as shown in drawing numbers HRA-04 and 05.

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

#### **U83761      Electrical Charging Points**

Prior to occupation of the dwellings hereby approved, details of Electrical Charging Points and bays for electrically propelled vehicles shall be submitted to and approved in writing by the local planning authority and the Electrical Charging Points shall be constructed in accordance with the approved details. A minimum of 20% of bays shall have active provision, with 20% passive provision.

REASON: To protect the amenities of local residents, road users and nature conservation interests.

#### **Conditions for Class O 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.

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#### **DETAILED INFORMATIVES**

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#### **U91265      Drawing Numbers**

For the avoidance of doubt the Drawing(s) No(s) to which this decision refers are as follows:- HRA-01 to 07 received on 1st April 2015

#### **U91266      Secured by Design**

The Metropolitan Police advise that due to its scale it would be appropriate for the developer to consider the benefits of Secured by Design and are invited to contact the Designing Out Crime Officer.

Nick Hedges - Police Constable - Metropolitan Police Service  
Designing Out Crime Officer - SW Area Team  
MPS Crime Prevention & TP Capability  
Internal: 35834 External: 020 8247 5834 Mobile: 07825 102745  
Email: Nick.Hedges@met.pnn.police.uk  
Office Email: DOCOMailbox.SW@met.pnn.police.uk

South West DOCO Office, 2nd Floor, Teddington Police Station,  
18 Park Road, Teddington, Middlesex, TW11 0AQ

#### **U91357      Refuse store access**

Where reasonably possible, the applicant is advised to consider restricting access to the refuse store during unsocial hours to ensure neighbour amenity to no. 15 Kent Drive is preserved.

#### **U91356      boundary treatment and landscaping**

The applicant is advised to explore possibilities of improving the boundary treatment and degree of soft landscaping, particularly along the boundary with no. 15 Kent Drive near the refuse enclosure and the proposed parking spaces.

#### **U91267**

**Principal Policies:**

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

Core Strategy 2009: CP3, CP5 and CP16

Development Management Plan 2011: DM SD6, DM TP1, DM TP2, DM TP6, DM TP7 and DM TP8

**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](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.

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.

**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.

**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  
15/1397/P3JPA**

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