

Mr Matt Keddy
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Hadleigh
Essex
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United Kingdom

Letter Printed 11 June 2015

FOR DECISION DATED
11 June 2015

Dear Sir/Madam

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

Application: 15/1607/FUL
Your ref: Co-op Richmond Road
Our ref: DC/RON/15/1607/FUL/FUL
Applicant: Mr
Agent: Mr Matt Keddy

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 April 2015** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

71 Richmond Road Twickenham TW1 3AW

for

Alterations to shopfront

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

SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 15/1607/FUL

APPLICANT NAME

Mr
P.O Box 53
New Century House
Manchester
M60 4ES
United Kingdom

AGENT NAME

Mr Matt Keddy
Wellsfield Associates
80 High Street
Hadleigh
Essex
ss7 2pb
United Kingdom

SITE

71 Richmond Road Twickenham TW1 3AW

PROPOSAL

Alterations to shopfront

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

AT01	Development begun within 3 years
BD14A	Materials to match existing
LB10	Painted timber joinery
U84700	Detailed Drawings
U84699	Decision Drawings

INFORMATIVES

U92291	Informatives
U92293	Advert Consent
U92292	NPPF Approval

DETAILED CONDITIONS AND INFORMATIVES

DETAILED CONDITIONS

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.

BD14A Materials to match existing

No new external finishes (including fenestration), including works of making good, shall be carried out other than in materials to match the existing.

REASON: To ensure that the proposed development is in keeping with the existing building(s) and does not prejudice the appearance of the locality.

LB10 Painted timber joinery

All external joinery shall be of painted timber.

REASON: To ensure that the proposed development is in keeping with the existing building and does not prejudice the appearance of the locality.

U84700 Detailed Drawings

The works shall not be carried out otherwise than in accordance with detailed drawings and samples including plans, elevations, and sections as applicable; such drawings to be submitted to and approved by the Local Planning Authority in writing to show: The details and design of the new entrance door at 1:20 scale

REASON: To protect the integrity of the building.

U84699 Decision Drawings

The development hereby permitted shall be carried out in accordance with the following approved plans and documents, where applicable. Drawing numbers RICH-001a and RICH-002a both received at the LPA on 9th June 2015.

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

DETAILED INFORMATIVES

U92291 Informatives

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.

Overall the proposal is considered in keeping within the host property (a BTM) and the character and appearance of the surrounding area and is considered satisfactory in terms of design. Furthermore there is no loss of visual amenity nor is the proposal considered unneighbourly. Consequently, the proposal is considered consistent with policy CP7 of the Core Strategy 2009; policies DM HD3, DM DC1 and DM DC5 of the Development Management Plan 2011 and meets the objectives of the SPD referred to, and consent should be granted.

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 HD3, DM DC1 and DM DC5

Supplementary Planning Guidance: Shopfronts SPD

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.

U92293 Advert Consent

The applicants attention is drawn to the fact that additional signage may require Advertisement Consent not covered as part of this application.

U92292 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

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION
15/1607/FUL
