

Mr Mahmoud Asgari  
Solid-Bau Consulting Ltd  
19 Garland House  
Royal Quarter Seven Kings Way  
Kingston Upon Thames  
KT2 5AF

Letter Printed 16 July 2015

**FOR DECISION DATED**  
16 July 2015

Dear Sir/Madam

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

**Application:** 15/0997/HOT  
**Your ref:** 1 Vicarage Drive  
**Our ref:** DC/DAR/15/0997/HOT/HOT  
**Applicant:** Mr Omid Rezvani  
**Agent:** Mr Mahmoud Asgari

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

**1 Vicarage Drive East Sheen London SW14 8RX**

for

**Single storey rear extension and two storey side extension. Conversion of existing garage to a habitable room incorporating a new bay window.**

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 15/0997/HOT

## APPLICANT NAME

Mr Omid Rezvani  
1 Vicarage Drive  
East Sheen  
London  
SW14 8RX

## AGENT NAME

Mr Mahmoud Asgari  
19 Garland House  
Royal Quarter Seven Kings Way  
Kingston Upon Thames  
KT2 5AF

## SITE

1 Vicarage Drive East Sheen London SW14 8RX

## PROPOSAL

Single storey rear extension and two storey side extension. Conversion of existing garage to a habitable room incorporating a new bay window.

## SUMMARY OF CONDITIONS AND INFORMATIVES

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### CONDITIONS

AT01	Development begun within 3 years
U83615	Approved Drawings
U83617	Obscure Glazing
U84778	Restriction on Windows

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### INFORMATIVES

U91164	NPPF Approval
U91163	Composite Informative

# DETAILED CONDITIONS AND INFORMATIVES

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## DETAILED CONDITIONS

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### **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.

### **U83615 Approved Drawings**

The development hereby permitted shall not be carried out other than wholly in accordance with Drawing Nos. 01, 02, 03, 04, 05, 06, 07, 08, 11, 13, 15 and 16 dated 28/02/15; and 09-1, 10-1, 12-1 and 14-1 dated 11/05/15;.

REASON: To ensure a satisfactory development as indicated on the drawings.

### **U83617 Obscure Glazing**

The proposed first floor windows in the flank elevation of the two-storey side extension hereby approved shall be fixed shut and shall at no time be glazed in anything other than obscure glazing.

REASON: To ensure that the proposed development does not prejudice the amenities of adjoining occupiers.

### **U84778 Restriction on Windows**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order), no window other than those shown on the approved plan(s) shall be installed in the flank wall of the side extension hereby permitted.

REASON: To safeguard the amenities of adjoining occupiers.

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## DETAILED INFORMATIVES

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### **U91164 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

### **U91163 Composite Informative**

#### **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.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION  
15/0997/HOT

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