

Miss Charlotte Gibb
St Mary's University
Waldegrave Road
Strawberry Hill
Twickenham
TW1 4SX

Letter Printed 10 October 2016

FOR DECISION DATED
10 October 2016

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

Application: 16/1082/FUL
Your ref: R Block Portacabin
Our ref: DC/RNO/16/1082/FUL/FUL
Applicant: Miss Charlotte Gibb
Agent:

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 **17 March 2016** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

St Marys College 268 Waldegrave Road Twickenham TW1 4SX

for

Temporary permission for the retention of R Block Portacabin for storage and office space (5 year temporary permission previously granted by planning permission ref. 05/1708/FUL granted 28.07.2005).

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 16/1082/FUL

APPLICANT NAME

Miss Charlotte Gibb
Waldegrave Road
Strawberry Hill
Twickenham
TW1 4SX

AGENT NAME

SITE

St Marys College 268 Waldegrave Road Twickenham TW1 4SX

PROPOSAL

Temporary permission for the retention of R Block Portacabin for storage and office space (5 year temporary permission previously granted by planning permission ref. 05/1708/FUL granted 28.07.2005).

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

U12527	Approved drawings
U12526	Temporary Permission

INFORMATIVES

U08125	NPPF APPROVAL - Para. 186 and 187
U08124	Composite Informative

DETAILED CONDITIONS AND INFORMATIVES

DETAILED CONDITIONS

U12527 Approved drawings

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

Site Location Plan received 26th July 2016 and Plans and Elevations received 29th September 2016.

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

U12526 Temporary Permission

This permission is for a limited period of three years, expiring on 7th October 2019 when the building and works carried out under this permission shall be removed and the land reinstated to its former condition to the satisfaction of the Local Planning Authority. REASON - The materials and external appearance of the structure are not considered suitable for a permanent building.

DETAILED INFORMATIVES

U08125 NPPF APPROVAL - Para. 186 and 187

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 formal 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.

U08124 Composite Informative

Principal Policies:

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

Core Strategy Policies: CP7, CP10, CP18

Development Management Plan Policies: DM DC4, DM DC5

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 7090 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.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION
16/1082/FUL
