

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

Letter Printed 15 March 2017

FOR DECISION DATED
15 March 2017

Dear Sir/Madam

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

Application: 16/1537/FUL
Your ref: Job No. 314 - Pevin Patel - 8...
Our ref: DC/DAA/16/1537/FUL/FUL
Applicant: Mr & Mrs P Patel
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 **20 April 2016** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

85 Station Road Hampton TW12 2BJ

for

Convert the house into two family dwellings.

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
Head of Development Management

SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 16/1537/FUL

APPLICANT NAME

Mr & Mrs P Patel
85, Station Road
HAMPTON
TW12 2BJ

AGENT NAME

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

SITE

85 Station Road Hampton TW12 2BJ

PROPOSAL

Convert the house into two family dwellings.

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

AT01	Development begun within 3 years
U20035	Approved drawings
BD14A	Materials to match existing
U20036	Refuse & Recycling - Details required
U20037	Cycle Parking Details
DV49	Construction Method Statement
DV45B	BREEAM Domestic Refurbishment -Conv'~
GD04A	Restriction-alt's/Ext-Appear'
U20038	Rear garden layout
U20039	Parking Permits Restriction - GRAMPIAN

INFORMATIVES

U12373	Composite Informative
IM13	Street numbering
U12721	Parking Permits
U12374	NPPF APPROVAL - Para. 186 and 187

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.

U20035 Approved drawings

The development hereby permitted shall be carried out in accordance with the following approved plans and documents, where applicable: Site Location Plan; Block Plan; BREEAM Preliminary Assessment (prepared by Green Tiger Sustainability: dated 22.10.2015: ref: GT0102-BREEAM-1510-21); Sustainability Construction Checklist; SUPPORTING PDA STATEMENT; Transport Technical Note (prepared by Kronen Ltd dated February 2016); P583/01; and; P583/02 received 20 Apr 2016. P583/03 REV A received 16 Dec 2016.

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

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.

U20036 Refuse & Recycling - Details required

The development hereby permitted shall not be occupied until arrangements for the storage and disposal of refuse/waste and recycling have been made in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Such details shall show the position, size, design, materials, finishes thereof. The refuse/waste and recycling facilities shall be provided in accordance with the approved details and thereafter retained in perpetuity.

REASON: To accord with this Council's policy to encourage the recycling of appropriate waste products.

U20037 Cycle Parking Details

The development hereby permitted shall not 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.

DV49 Construction Method Statement

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

1. The size, number, routing and manoeuvring tracking of construction vehicles to and from the site, and holding areas for these on/off site;
2. Site layout plan showing manoeuvring tracks for vehicles accessing the site to allow these to turn and exit in forward gear;

3. Details and location of parking for site operatives and visitor vehicles (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
4. Details and location where plant and materials will be loaded and unloaded;
5. Details and location where plant and materials used in constructing the development will be stored, and the location of skips on the highway if required;
6. Details of any necessary suspension of pavement, roadspace, bus stops and/or parking bays;
7. Details where security hoardings (including decorative displays and facilities for public viewing) will be installed, and the maintenance of such;
8. Details of any wheel washing facilities;
9. Details of a scheme for recycling/disposing of waste resulting from demolition and construction works (including excavation, location and emptying of skips);
10. Details of measures that will be applied to control the emission of noise, vibration and dust including working hours. This should follow Best Practice detailed within BS5288:2009 Code of Practice for Noise and Vibration Control on Construction and Open Sites;
11. Details of any highway licenses and traffic orders that may be required (such as for licences for any structures / materials on the highway or pavement; or suspensions to allow the routing of construction vehicles to the site);
12. Details of the phasing programming and timing of works;
13. Where applicable, the Construction Management Statement should be written in conjunction with the Arboricultural Method Statement, and in accordance with British Standard BS5837:2012 'Trees in relation to design, demolition and construction - recommendations', in particular section 5.5, 6.1, 6.2, 6.3 and 7;
14. A construction programme including a 24 hour emergency contact number;
15. See also TfL guidance on Construction Logistics Plans.

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

DV45BBREEAM Domestic Refurbishment -Conv'~

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.

GD04A Restriction-alt's/Ext-Appeal'

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 external alterations or extensions shall be carried out to the building(s) hereby approved.

REASON: To safeguard the appearance of the premises and the area generally.

U20038 Rear garden layout

Notwithstanding approved drawing No: P583/01, details of the rear garden layout and landscaping shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of the dwellings hereby approved.

REASON: To ensure a satisfactory standard of external amenity space is provided with the development

U20039 Parking Permits Restriction - GRAMPIAN

Before the development hereby permitted begins a scheme shall be agreed in writing with the local planning authority and be put in place to ensure that, with the exception of disabled persons, no resident /commercial occupier of 'Dwelling B' (as shown on drawing no. P583/03 REV A) of the development shall obtain a resident/commercial parking permit within any controlled parking zone which may be in force in the area at any time within 10 years of the date of this decision.

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 amenity of the area and to accord with the Councils car parking policy and standards.

DETAILED INFORMATIVES

U12373 Composite Informative

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.

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 the London Borough of Richmond upon Thames, 44 York Street, Twickenham TW1 3BZ, Telephone 020 8891 1411 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.

IM13 Street numbering

If you wish to name or number a new development, sub-divide an existing property, or change the name or number(s) of an existing property or development, you will need to apply to the London Borough of Richmond Upon Thames. Further details of this process, fees, and the necessary information and forms that need to be submitted can be found on the Council's website

http://www.richmond.gov.uk/street_numbering_and_naming. Alternately you may contact Peter Cridland, Address Management Manager (020 8891 7889 peter.cridland@richmond.gov.uk).

U12721 Parking Permits

Condition U20022 may be satisfied by the completion of a planning obligation under Section 106 of the Town and Country Planning Act 1990. You should contact Hassan Bokhari <Hassan.Bokhari@merton.gov.uk> at the Litigation & Planning Team, South London Legal Partnership to have this document drafted

U12374 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 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 acceptable as submitted, and approved without delay.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION
16/1537/FUL
