

Mr Marcin Janczura
St Mary's University
268 Waldegrave Road
Twickenham
TW1 4SX

Letter Printed 24 April 2017

FOR DECISION DATED
24 April 2017

Dear Sir

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

Application: 17/0776/FUL
Your ref: Additional external storage u...
Our ref: DC/DAA/17/0776/FUL/FUL
Applicant: Mr Marcin Janczura
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 **27 February 2017** 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

Erection of temporary single storey storage facility (for storing external sporting equipment) for a period of 3 years.

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 17/0776/FUL

APPLICANT NAME

Mr Marcin Janczura
268 Waldegrave Road
Twickenham
TW1 4SX

AGENT NAME

SITE

St Marys College 268 Waldegrave Road Twickenham TW1 4SX

PROPOSAL

Erection of temporary single storey storage facility (for storing external sporting equipment) for a period of 3 years.

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

U22037	Temporary Permission - 3yrs
U22038	Approved Drawings
U22039	Tree Protection
DV11	Use of roof restricted

INFORMATIVES

U13897	NPPF APPROVAL - Para. 186 and 187
U13896	Composite Informative

DETAILED CONDITIONS AND INFORMATIVES

DETAILED CONDITIONS

U22037 Temporary Permission - 3yrs

This permission is for a limited period of three years, expiring on 24 April 2020 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 within the conservation area and adjacent to the Metropolitan Open Land.

U22038 Approved Drawings

The development hereby permitted shall be carried out in accordance with the following approved plans and documents, where applicable: Proposed East Elevation (C); Proposed South Elevation (D); Proposed Site Location; Proposed Site Location & Sample Unit; Proposed Site Location - Block Plan; Proposed General Layout received 27/02/2017.

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

U22039 Tree Protection

A) No equipment, machinery or materials are to be brought on the site for the purpose of the development until all the trees to be retained have been protected in accordance with section 6.2 of British Standard 5837:2012 Trees in relation to design, demolition and construction - recommendations throughout the implementation of the scheme. No alterations or variations to the tree protection shall be carried out without the prior written approval of the local planning authority

B) No fire shall be lit within 10m from the outside of the crown spread of the trees to be retained.

C) The ground levels within the protected areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

D) No mixing of cement or use of other materials or substances to take place within a Root Protection Area (RPA), or within close proximity of the RPA whereby seepage or displacement of those materials or substances could enter a RPA.

REASON: To ensure that the tree (s) are not damaged or otherwise adversely affected by building operations and soil compaction and the existing trees represent an important amenity which the local planning authority considers should be preserved

DV11 Use of roof restricted

The roof of the building shall not be used for any purpose other than as a means of escape in emergency or for maintenance of the building.

REASON: To safeguard the amenities of the adjoining premises and the area generally.

DETAILED INFORMATIVES

U13897 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.

U13896 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.

Principal Policies:

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

CP7, CP10, CP18 of the Core Strategy 2009

DM OS2, DM DC4, and DM DC5, DM HD1 of the Development Management Plan 2011

LP1, LP3, LP8, LP13 of the emerging Local Plan (Publication Version) 2016

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.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION
17/0776/FUL
