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TOWN AND COUNTRY PLANNING ACT 1990: DECISION NOTICE HOT

Mr And Mrs Cook
C/o Englishaus Limited
30 Lawrence Road
Hampton
TW12 2RJ

**APPLICATION
GRANTED**

Please contact: Planning Support

Please telephone: 020 8891 7300

Your ref:

Our ref:
DC/MAS/06/1291/HOT/HOT

Letter Printed: 6 June 2006

FOR DECISION DATED
06.06.2006

Dear Sir/Madam

Applicant: Mr And Mrs Cook

Agent: Englishaus Limited

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 **24 April 2006** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

70 Broughton Avenue, Ham, Richmond Upon Thames, TW10 7UR

for

Ground floor side extension with rear dormer.

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

Trevor Pugh, Director Environment

SCHEDULE OF CONDITIONS AND INFORMATIVES TO APPLICATION 06/1291/HOT

APPLICANT NAME Mr And Mrs Cook 70 Broughton Avenue Ham TW10 7UR	AGENT NAME Englishaus Limited 30 Lawrence Road Hampton TW12 2RJ
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SITE:

70 Broughton Avenue, Ham, Richmond Upon Thames, TW10 7UR.

PROPOSAL:

Ground floor side extension with rear dormer.

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS:

AT01 AT01 Development begun within 3 years	LA11A LA11A Landscaping required-hard and soft
BD08 BD08 Materials to match existing	LA30 LA30 Landscape works-Implementation
U09896 DV03A Fencing etc-As shown on drawing	

INFORMATIVES:

U17081 Important information

SCHEDULE OF CONDITIONS AND INFORMATIVES TO APPLICATION 06/1291/HOT

DETAILED CONDITIONS

AT01 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.

BD08 BD08 Materials to match existing

No new external finishes, including works of making good, shall be carried out other than in materials to match the existing (unless the Local Planning Authority in writing otherwise agrees).

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

U09896 DV03A Fencing etc-As shown on drawing

None of the buildings hereby approved shall be occupied until the means of enclosure indicated on Drawing No. EH 2512/02 has been erected in accordance with such details.

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

LA11A LA11A Landscaping required-hard and soft

No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant]. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality and to preserve and enhance nature conservation interests.

LA30 LA30 Landscape works-Implementation

All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality.

DETAILED INFORMATIVES

SCHEDULE OF CONDITIONS AND INFORMATIVES TO APPLICATION 06/1291/HOT

U17081 Important information

Decision drawings:

For the avoidance of doubt the drawing numbers to which this decision refers are as follows: EH 2512/01 and EH 2512/02 received on 24 April 2006.

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. It has been concluded that the proposed extension would not result in an overbearing impact on, or excessive loss of light or privacy to, neighbouring properties and would not detract from the character and appearance of the building or the area.

Principal Policies:

The following have been taken into account in the consideration of this proposal: Unitary Development Plan - First Review 2005 policies BLT 11, 15 and 16.

Noise control - Building sites:

Attention is drawn to the noise control provisions of the Environmental Protection Act 1990. Any enquiries for further information should be made to the Commercial Environmental Health Team, 7B Parkshot, Richmond TW9 2RT (Tel: 020 8891 7994).

Damage to 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.

You are recommended to prepare a survey, including photographs, of the condition of the adjacent public highway, including pavement, which should be sent to the Local Highway Authority prior to the commencement of work to ensure that damage to the highway is prevented or repaired. Otherwise you and/or your contractor, may be held responsible for any damage found on completion of the works.

If the pavement is already broken or damaged you should contact Traffic and Transport, London Borough of Richmond upon Thames, 44 York Street, Twickenham TW1 3BZ (Telephone 020 8891 1411) to arrange a joint inspection of the footway before work commences.

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 7300).

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 06/1291/HOT