

Reference No.78/118.....

(which please quote in all correspondence)

London Borough of Richmond upon Thames

TOWN AND COUNTRY PLANNING ACT 1971

To **St. Mary's College of Education,**
c/o The Architectural and Planning Partnership,
Kingway House,

North Parade, Bournemouth, Sussex.

WHEREAS in accordance with the provisions of the Town and Country Planning Act, 1971 and the Orders made thereunder you have made application received on **2nd February, 1978,** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at **St. Mary's College, Waldegrave Road, Twickenham,** by **erection of a new double garage and new car park with landscaping.**

NOW THEREFORE WE THE MAYOR ALDERMEN 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**, the following conditions being attached thereto:

(a) Subject to the following conditions:— **(27C), (41), (71), (70) attached hereto, and**

(a) That the external surfaces of the garage hereby permitted be only of materials, the details of which shall be submitted to and approved by the Local Planning Authority before any work is commenced, such materials to match those of the existing college building.

(b) The footpaths, access roads, and car parking areas shall be constructed only of such materials, details of which shall have been submitted to and approved by the Local Planning Authority before any work is commenced (or within such longer period as may be approved in writing by the Local Planning Authority).

(b) The reasons why the conditions are imposed are:— **set out in the conditions attached hereto, and**

To ensure that the proposed development does not prejudice the appearance of the locality. (Applicable to Condition (a)).

To ensure that the proposed development does not adversely affect the setting of a Listed Building. (Applicable to Condition (b)).

Date - **4 MAY 1978**

Signature

Director of Technical Services

Chief Planning Officer
Dept. of Technical Services
Regal House (2nd Floor)
London Road
Twickenham, TW1 3QB

(a) Strike out if unconditional consent issued.

(b) Strike out if unconditional consent issued.

- NOTES: (i) Attention is particularly drawn to the Schedule to this Notice which sets out the rights of applicants who are aggrieved by the decisions of the Local Planning Authority.
- (ii) This decision does not purport to convey any approval or consent which may be required under the Building Regulations 1976 or under any enactment other than the Town and Country Planning Act 1971.

THE SCHEDULE REFERRED TO

Rights of Applicants Aggrieved by Decision of Local Planning Authority

(1) If the Applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may by notice served within six months of receipt of this notice, appeal to the Secretary of State for the Environment in accordance with Section 36 of the Town and Country Planning Act 1971. The Secretary of State has power to allow a longer period for the giving of a Notice of Appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because negotiations with the Local Planning Authority in regard to the proposed development are in progress. The Secretary of State is not, however, required to entertain such an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the provisions of Sections 29 to 33 of the Act and of any Development Order and to any directions given under such Order.

(2) If permission to develop land is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may in accordance with Section 180 of the Town and Country Planning Act 1971, serve on the Council of the County District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land.

(3) In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused, or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Sections 134 to 163 and 169 of the Town and Country Planning Act 1971.

FOR OFFICE USE ONLY

Particulars of any Direction under the Acts or the Orders made thereunder.

Date of Appeal to the Secretary of State for the Environment and Date and Effect of his decision.

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CONDITION NO. 27C.

That the use of the garage(s) and parking space(s) be confined solely to that of garaging private motor vehicles and that no trade is to be carried out in the said garage(s) or parking space(s) or any part thereof.

The reason why this condition is imposed is:-

To ensure that the proposed development does not prejudice the amenities of the locality by the introduction of commercial vehicles which could be a source of nuisance or annoyance to neighbouring occupiers by reason of noise and unsightly appearance.

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CONDITION NO. 41

That no trees be felled or lopped without the prior consent in writing of the Local Planning Authority.

The reason why this condition is imposed is:-

The existing trees represent an important visual amenity which the Local Planning Authority consider should be substantially maintained.

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STANDARD CONDITION NO. 71

That a landscaping scheme for the site be carried out within¹⁸ months of the completion of the development hereby approved (unless the Local Planning Authority otherwise decides), and in accordance with detailed drawings to be submitted and approved by the Local Planning Authority before any other part of the development hereby approved is commenced, such drawings to show:-

- (i) the treatment of all areas of hard and soft landscaping and
- (ii) the position, size and species of all new trees and shrubs to be planted, and existing planting retained.

The reason why this condition is imposed is:-

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

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STANDARD CONDITION NO. 70

The trees, the subject of ~~Tree No.~~..... /Drawing No...7675.08.D & 7675.09.B shall be protected by fences or other suitable means of enclosure, in a manner to be approved by the Local Planning Authority until the development hereby permitted is completed.

The reason why this condition is imposed is:-

To ensure that the trees are not damaged or otherwise adversely affected by the building operations.