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TOWN AND COUNTRY PLANNING ACT 1990: DECISION NOTICE LBC

St Marys University College
C/o Nightingale Associates
Riverside Offices
Block A, Littlebrook Business Park
Dartford
Kent
DA1 5PZ

Please contact: Planning Support

Please telephone: 020 8891 7300

Your ref:

Our ref:
DC/PAP/06/1368/LBC/LBC

Letter Printed: 16 June 2006

FOR DECISION DATED
16.06.2006

Dear Sir/Madam

Applicant: St Marys University College

Agent: Nightingale Associates

WHEREAS in accordance with the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990, and any Orders or Regulations thereunder, you have made an application received on **2 May 2006** and illustrated by plans for Listed Building Consent for works at:

St Marys University College, Waldegrave Road, Twickenham, Richmond Upon Thames, TW1 4SX

for

Conversion Of Chapel Undercroft To An Internet Cafe Involving External and Internal Alterations.

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 and regulations made thereunder that consent 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 06/1368/LBC

APPLICANT NAME St Marys University College Waldegrave Road Twickenham TW1 4SX	AGENT NAME Nightingale Associates Riverside Offices Block A, Littlebrook Business Park Dartford Kent DA1 5PZ
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SITE:

St Marys University College, Waldegrave Road, Twickenham, Richmond Upon Thames.

PROPOSAL:

Conversion Of Chapel Undercroft To An Internet Cafe Involving External and Internal Alterations.

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS:

AT04	U10045 BD04 Details to specified scale
U10043 BD11 Miscellaneous details	

INFORMATIVES:

IE05A	U17349 IL11 Drawing numbers approved - LBC
IH06C	U17351 IL16LC Relevant policies/proposals - LBC
IL10A	U17352 IL20 Summary Reasons for Granting LBC

SCHEDULE OF CONDITIONS AND INFORMATIVES TO APPLICATION 06/1368/LBC

DETAILED CONDITIONS

AT04

The works to which this Listed Building Consent relates must be begun before the expiration of three years beginning with the date of this consent.

REASON: To conform with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

U10043 BD11 Miscellaneous details

The secondary glazing to existing windows, new doors to lobby and stairs and new swing gates to stairs at upper level shall not be constructed otherwise than in accordance with details to be submitted to and approved in writing by the Local Planning Authority, such details to specify the design and external finishes thereof.

REASON: To ensure that the proposed development is in keeping with the existing building(s).

U10045 BD04 Details to specified scale

The development shall not be carried out other than in accordance with detailed drawings to a scale of not less than 1:20 which shall be submitted to and approved in writing by the Local Planning Authority, such details to show metal raised floor.

REASON: To ensure that the proposed development is in keeping with the existing building(s).

DETAILED INFORMATIVES

IE05A

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).

IH06C

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.

SCHEDULE OF CONDITIONS AND INFORMATIVES TO APPLICATION 06/1368/LBC

IL10A

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).

U17349 IL11 Drawing numbers approved - LBC

If you alter your proposals in any way, including to comply with the Building Regulations, a further Listed Building Consent application may be required. You are reminded that it is a criminal offence to carry out works which affect the architectural or historic interest of a Listed Building without first obtaining Listed Building Consent for those works. If you wish to deviate in any way from the proposal shown on the above drawings you should contact Development Control, Environment Directorate, Civic Centre 44 York Street, Twickenham, TW1 3BZ. For the avoidance of doubt the drawing numbers to which this decision refers are as follows:- L(0)01 A, L(4)01 A, A(3)02 A, L(0)02, L(0)03 F, L(0)04 J, L(0)05 I, L(0)11 H and L(7)01 B received on 2 May 2006.

U17351 IL16LC Relevant policies/proposals - LBC

The following have been taken into account in the consideration of this proposal:-
Unitary Development Plan - First Review 2005 policy BLT 3

U17352 IL20 Summary Reasons for Granting LBC

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 listed building consent. The proposed works to the Chapel would not detract from the special architectural and historic interest of this listed building.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 06/1368/LBC
