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**TOWN AND COUNTRY PLANNING ACT 1990: DECISION NOTICE HOT**

Alan Deane  
Flat 3  
20 Wellington Road  
Hampton  
Middlesex  
TW12 1JT

**APPLICATION  
GRANTED**

Please contact: Planning Support

Please telephone: 020 8891 7300

Your ref:

Our ref:  
DC/AVE/06/1960/HOT/HOT

Letter Printed: 26 July 2006

**FOR DECISION DATED**  
25.07.2006

**Applicant:** Alan Deane

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


20 Wellington Road, Hampton, Middlesex, TW12 1JT

for

Replacement of windows on three floors, to front and rear elevations

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

<b>APPLICANT NAME</b> Alan Deane Flat 320 Wellington Road Hampton Middlesex TW12 1JT	<b>AGENT NAME</b>
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**SITE:**  
20 Wellington Road, Hampton, Middlesex, TW12 1JT.

**PROPOSAL:**  
Replacement of windows on three floors, to front and rear elevations

**SUMMARY OF CONDITIONS AND INFORMATIVES**

<b>CONDITIONS:</b>	
AT01 Development begun within 3 years	
U10620 Cross sections required	
<b>INFORMATIVES:</b>	
IE05A Noise control - Building sites	U18154 Decision drawing numbers
IH06C Damage to public highway	U18157 Summary reasons for granting pp
IL10A Building regulations required	
U18151 Relevant policies and proposals	

## **SCHEDULE OF CONDITIONS AND INFORMATIVES TO APPLICATION 06/1960/HOT**

### **DETAILED CONDITIONS**

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#### **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.

#### **U10620 Cross sections required**

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 cross sections and the profile of the joinery. REASON: To ensure that the proposed development is in keeping with the existing building (BTM) and does not prejudice the appearance of the locality.

### **DETAILED INFORMATIVES**

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#### **IE05A 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).

#### **IH06C 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.

#### **IL10A Building regulations required**

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).

#### **U18151 Relevant policies and proposals**

The following have been taken into account in the consideration of this proposal:- Unitary Development Plan - First Review 2005 policies BLT 4, 11, 15 and 16

#### **U18154 Decision drawing numbers**

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). For the avoidance of doubt the drawing numbers to which this decision refers are as follows:- Window replacement drawing received on 20 June 2006.

#### **U18157 Summary reasons for granting pp**

The proposal has been considered in the light of the Development Plan, comments from statutory consultees

## **SCHEDULE OF CONDITIONS AND INFORMATIVES TO APPLICATION 06/1960/HOT**

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. The proposed replacement windows would not cause significant harm to neighbour amenities nor the character and appearance of this Building of Townscape Merit or the locality.

**END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 06/1960/HOT**

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