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TOWN AND COUNTRY PLANNING ACT 1990: DECISION NOTICE HOT

Mr And Mrs Pettit
C/o Mr D Bishop
21 St Mary's
Victoria Road
Weybridge
KT13 9QG

**APPLICATION
GRANTED**

Please contact: Planning Support

Please telephone: 020 8891 7300

Your ref:

Our ref:
DC/ELW/06/2174/HOT/HOT

Letter Printed: 10 August 2006

FOR DECISION DATED
10.08.2006

Dear Sir/Madam

Applicant: Mr And Mrs Pettit

Agent: Mr D Bishop

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

18 Constance Road, Twickenham, Middlesex, TW2 7HY

for

Proposed Single Storey Side Extension Forming New Utility And Shower Room.

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

APPLICANT NAME Mr And Mrs Pettit 18 Constance Road Twickenham Middlesex TW2 7HY	AGENT NAME Mr D Bishop 21 St Mary's Victoria Road Weybridge KT13 9QG
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SITE:
18 Constance Road, Twickenham, Middlesex, TW2 7HY.

PROPOSAL:
Proposed Single Storey Side Extension Forming New Utility And Shower Room.

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS:	
AT01 Development begun within 3 years	
BD08 Materials to match existing	
INFORMATIVES:	
IE05A Noise control - Building sites	U18591 Approved drawing numbers
IH06C Damage to public highway	U18592 Reasons for Approval
IL10A Building regulations required	
IL16HA Relevant policies/proposals - HOT	

SCHEDULE OF CONDITIONS AND INFORMATIVES TO APPLICATION 06/2174/HOT

DETAILED CONDITIONS

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 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.

DETAILED INFORMATIVES

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).

IL16HA Relevant policies/proposals - HOT

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

U18591 Approved 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:- 18/CONSTANCE/06/01, 18/CONSTANCE/06/02 and the Ordnance Survey Map received on 3 July 2006.

U18592 Reasons for Approval

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

SCHEDULE OF CONDITIONS AND INFORMATIVES TO APPLICATION 06/2174/HOT

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 single storey side extension would not result in an overbearing impact on, or unreasonable loss of light or privacy to, neighbouring properties and would not significantly detract from the character and appearance of the building or the area. The principal policies relevant to consideration of the application may be seen in Informative IL16HA attached to this notice.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 06/2174/HOT