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TOWN AND COUNTRY PLANNING ACT 1990: DECISION NOTICE HOT

The Renovation _ Restoration Co Ltd
C/o Culpin Ltd
38 Kingfisher Drive
Richmond
TW10 7UD

**APPLICATION
GRANTED**

Please contact: Planning Support

Please telephone: 020 8891 7300

Your ref:

Our ref:
DC/RIA/06/1856/HOT/HOT

Letter Printed: 7 August 2006

FOR DECISION DATED
07.08.2006

Dear Sir/Madam

Applicant: The Renovation _ Restoration Co Ltd **Agent:** Culpin Ltd

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

321 Petersham Road, Richmond, Surrey, TW10 7DB

for

Proposed construction of basement with front and rear lightwells, demolish and rebuild ground floor rear extension. Proposed front entrance porch and alter first floor rear fenestration (window) and refurbishment and formation of decking at rear.

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 The Renovation _ Restoration Co Ltd 61 Kew GreenKewTW9 3AH	AGENT NAME Culpin Ltd 38 Kingfisher DriveRichmondTW10 7UD
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SITE:
321 Petersham Road, Richmond, Surrey, TW10 7DB.

PROPOSAL:
Proposed construction of basement with front and rear lightwells, demolish and rebuild ground floor rear extension. Proposed front entrance porch and alter first floor rear fenestration (window) and refurbishment and formation of decking at rear.

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS:	
AT01 Development begun within 3 years U10625 U10625 - Materials to be approved U10627 U10627 - Timber Joinery	U10628 U10628 - Details to specific scale
INFORMATIVES:	
U18175 U18175 Informatives U18369 Rooflights	

SCHEDULE OF CONDITIONS AND INFORMATIVES TO APPLICATION 06/1856/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.

U10625 U10625 - Materials to be approved

The external surfaces of the proposed porch, french doors/windows to the new rear extension (including fenestration), and horizontal grille proposed over the front or rear lightwell shall not be constructed other than in materials details/samples of which shall be submitted to and approved in writing by the Local Planning Authority. REASON: To ensure that the proposed development does not prejudice the appearance of the locality.

U10627 U10627 - Timber Joinery

All new or relocated external window joinery shall be of timber and designed to match existing windows accurately. REASON: To ensure that the proposed development is in keeping with the existing building and does not prejudice the appearance of the locality.

U10628 U10628 - Details to specific scale

The rooflights on the main roof and the vertical sliding sash windows on the first floor shall not be carried out other than in accordance with detailed drawings to a scale of not less than 1:20, illustrating relevant cross section which shall be submitted to and approved in writing by the Local Planning Authority. REASON: To ensure that the proposed development is in keeping with the existing building(s) and does not prejudice the appearance of the locality.

DETAILED INFORMATIVES

U18175 U18175 Informatives

Decision Drawings: For the avoidance of doubt the drawing numbers to which this decision refers are as follows:- 1531/1, 1531/2, 1531/3, 1531/6C, 1531/7C and 1531/8B received on 12 June 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. In summary, the proposal would not detract from the character and appearance of the BTM and Conservation Area, would not cause an additional loss of privacy or an unreasonable increase in overlooking, the extension would not be unduly overbearing or significantly reduce the levels of sunlight or daylight to neighbouring properties, and would not prejudice the aims and objectives of SPG design guidelines to house extensions and external alterations. Principal Policies: The following have been taken into account in the consideration of this proposal:- Unitary Development Plan - First Review 2005 policies BLT 2, 4, 11, 15 and 16 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). Damage to the 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

SCHEDULE OF CONDITIONS AND INFORMATIVES TO APPLICATION 06/1856/HOT

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. 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).

U18369 Rooflights

The applicant is advised that the use of rooflights which lie flush with the roof covering would be sufficient to comply with the relevant part of condition U10628.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 06/1856/HOT