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

George Brich  
C/o John Webb  
3 Holly Road  
Hampton Hill  
TW12 1QF

**APPLICATION GRANTED  
THIS APPLICATION IS  
SUBJECT TO A LEGAL  
AGREEMENT**

Please contact: Planning Support

Please telephone: 020 8891 7300

Your ref:

Our ref:  
DC/SGS/06/2108/FUL/FUL

Letter Printed: 11 August 2006

**FOR DECISION DATED  
11.08.2006**

Dear Sir/Madam

**Applicant:** George Brich

**Agent:** John Webb

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

68-72 Gloucester Road, Hampton, Middlesex, TW12 2UJ,

for

Demolition of existing dwellings and erection of one detached house, one pair of semi-detached houses and one chalet bungalow comprising two flats.

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> George Brich 18 Barlow RoadHampton TW12 2QP	<b>AGENT NAME</b> John Webb 3 Holly RoadHampton HillTW12 1QF
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**SITE:**

68-72 Gloucester Road, Hampton, Middlesex, TW12 2UJ.

**PROPOSAL:**

Demolition of existing dwellings and erection of one detached house, one pair of semi-detached houses and one chalet bungalow comprising two flats.

**SUMMARY OF CONDITIONS AND INFORMATIVES**

**CONDITIONS:**

BD12 Details - Materials to be approved	U10660 Windows obscure glazed and non openable
U10658 Dustbin enclosures	AT01 Development begun within 3 years
GD04A Restriction-alt's/Ext-Appear'	U10661 S106 Agreement
LA11A Landscaping required-hard and soft	
LA30 Landscape works-Implementation	

**INFORMATIVES:**

U18222 Informative	IH03A Vehicle crossover
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## DETAILED CONDITIONS

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### **BD12 Details - Materials to be approved**

The external surfaces of the building(s) (including fenestration) and, where applicable, all areas of hard surfacing 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.

### **U10658 Dustbin enclosures**

None of the buildings hereby approved shall be occupied until dustbin enclosures have been provided in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show the siting and design thereof. REASON: To safeguard the appearance of the property and the amenities of the area.

### **GD04A Restriction-alt's/Ext-Appear'**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) no external alterations or extensions shall be carried out to the building(s) hereby approved. REASON: To safeguard the appearance of the premises and the area generally.

### **LA11A Landscaping required-hard and soft**

No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant]. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme. REASON: To ensure that the proposed development does not prejudice the appearance of the locality and to preserve and enhance nature conservation interests.

### **LA30 Landscape works-Implementation**

All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority. REASON: To ensure that the proposed development does not prejudice the appearance of the locality.

### **U10660 Windows obscure glazed and non openable**

The proposed first floor windows in the side elevations of the buildings hereby approved shall at no time be openable or glazed, otherwise than in obscured glass, below a minimum height of 1.75 metres (5'7") above the relevant floor level. REASON: To ensure that the proposed development does not prejudice the amenities of adjoining occupiers.

### **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.

### **U10661 S106 Agreement**

Section 106 agreement condition: The development permitted by this planning permission shall not be initiated by the undertaking of a material operation as defined in section 56 (4) (a)-(e) of the Town and Country Planning Act 1990 in relation to the development until arrangements have been made to ensure that a financial contribution towards the provision of local education facilities, transport, health and public open space is paid to the Council. Such arrangements may take the form of a planning obligation pursuant to

Section 106 of the said Act relating to land and lodged with the local planning authority and after the local planning authority has notified the person(s) submitting the same that it is to the local planning authority's approval. The said planning obligation would provide a payment of £34,154.81 towards local education, transport, health and public open space contributions facilities. REASON: In order to comply with national and local planning policies (within the Council's Unitary Development Plan First Review) and Supplementary Planning Guidance 'Planning Obligations Strategy' which promote sustainable development in terms of demands on local infrastructure.

## DETAILED INFORMATIVES

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### U18222 Informative

Decision Drawings: For the avoidance of doubt the drawing numbers to which this decision refers are as follows:- TP101, 102A, 103A, 104A, 105, 106, 107, 108, 109, 110 and 111A received on 30th June 2006 Reason for granting: The proposal has been considered in the light of the Development Plan, comments from third parties (where relevant) and compliance with Supplementary Planning Guidance as appropriate. The impact on neighbours, the streetscene, parking and traffic have been assessed and are considered to be acceptable. A proportion of one-bedroom flats are provided. 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. Principal Policies: The following have been taken into account in the consideration of this proposal:- Unitary Development Plan - First Review 2005 policies : BLT 11, 15, 16; TRN 2, 4; HSG 11. 12 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 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).

### IH03A Vehicle crossover

The permission hereby granted shall not be construed as authority to carry out works on the publicly maintained highway. The applicant is advised that all such works must be carried out by the Council's own appointed contractor following approval from Traffic and Transport, London Borough of Richmond upon Thames, 44 York Street, Twickenham TW1 3BZ. Further details and application forms can be obtained from the Civic Centre by telephoning 020 8891 7456. Application forms must be accompanied by a copy of the planning consent to which the application relates and the relevant part of the approved drawing.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 06/2108/FUL

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