

Civic Centre, 44 York Street, Twickenham TW1 3BZ  
tel: 020 8891 7300 text phone 020 8891 7120  
fax: 020 8891 7789  
email: envprotection@richmond.gov.uk  
website: www.richmond.gov.uk

**TOWN AND COUNTRY PLANNING ACT 1990: DECISION NOTICE SECTION 192**

Mr Adam Shawyer  
C/o Tim Houlihan  
62 Chiswick Lane  
Chiswick  
W4 2LA

Please contact: Planning Support

Please telephone: 020 8891 7300

Your ref:

Our ref:  
DC/GET/06/2116/PS192/PS192

Letter Printed: 17 August 2006

**FOR DECISION DATED**  
17.08.2006

Dear Sir/Madam

**Town and Country Planning Act 1990, Section 192 (as amended)**  
**Town and Country Planning (General Development Procedure Order) 1995 Article 24**

**Applicant:** Mr Adam Shawyer

**Agent:** Tim Houlihan

**WHEREAS** in accordance with the provisions of the Town and Country Planning Act 1990 and the relevant Orders made thereunder, you have made an application received on **27 June 2006** for a **CERTIFICATE OF LAWFUL USE OR DEVELOPMENT** relating to:

15 Waverley Avenue, Twickenham, Middlesex, TW2 6DQ

for

Demolition Of Existing Garage Followed By The Erection Of A Single Storey Rear Extension And First Floor Side Dormer Extension.

You are advised that the above works/use at the premises edged black on the plan attached to this Certificate were/was lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended) for the reasons(s) given on the attached schedule:

Yours faithfully

  
Robert Angus  
Development Control Manager

Trevor Pugh, Director Environment

<b>APPLICANT NAME</b> Mr Adam Shawyer 15 Waverley Avenue Twickenham Middlesex TW2 6DQ	<b>AGENT NAME</b> Tim Houlihan 62 Chiswick Lane Chiswick W4 2LA
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**SITE:**

15 Waverley Avenue, Twickenham, Middlesex, TW2 6DQ.

**PROPOSAL:**

Demolition Of Existing Garage Followed By The Erection Of A Single Storey Rear Extension And First Floor Side Dormer Extension.

The reason(s) and/or informatives(s) applicable to this application are as follows:

**SUMMARY OF CONDITIONS AND INFORMATIVES**

**CONDITIONS:**

LD02A Development - Permitted

**INFORMATIVES:**

U18823 Sequence of Works

IL10A Building regulations required

IE05A Noise control - Building sites

IH06C Damage to public highway

IL09A Section 192 informative~~

**PLEASE NOTE:**

1. This certificate issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the use/operations/matter specified taking place on the land described above was/would have been lawful on the specified date and thus was not/would not have been liable to enforcement action under Section 172 of the 1990 Act on that date.
3. This certificate applies only to the extent of the use/operations/matter described and to the land specified and identified on the attached plan. Any use/operations/matter which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
4. The effect of the certificate is also qualified by the proviso in section 192(4) of the 1990 Act, as amended, which states that the lawfulness of the described use or operation is only conclusively presumed when there has been no material change, before the use of is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.

Trevor Pugh, Director Environment

## **SCHEDULE OF CONDITIONS AND INFORMATIVES TO APPLICATION 06/2116/PS192**

### **DETAILED CONDITIONS**

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#### **LD02A Development - Permitted**

This proposal CONSTITUTES DEVELOPMENT within the meaning of Section 55 of the Town and Country Planning Act 1990, but by virtue of Article 3 and Schedule 2 of the Town and Country (General Permitted Development) Order 1995 is of a class which is described as PERMITTED DEVELOPMENT and therefore planning permission IS NOT REQUIRED.

### **DETAILED INFORMATIVES**

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#### **U18823 Sequence of Works**

The applicant is advised that the rear gargae has to have been demolished in its entirety prior to the commencement of any building works in relation to the construction of the roof extension and single storey rear extension. If the work is undertaken in a different sequence, planning permission will need to be obtained and is unlikely to be forthcoming due to the scale and design of the roof extension.

#### **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).

#### **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.

#### **IL09A Section 192 informative~~**

If you alter your proposals in any way, including in order to comply with the requirements of the Building Regulations, planning permission may be required. The proposal approved by this decision may not be implementable without express planning permission if other external work has taken place under another Certificate of Lawful Development or planning permission granted before or after this decision. If you wish to deviate in any way from the proposals shown on the above drawings you should contact the Development Control Section of the Street Scene 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:- Ordnance survey map and P118 received on 27 June 2006.

**END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 06/2116/PS192**

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