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TOWN AND COUNTRY PLANNING ACT 1990: DECISION NOTICE COU

J. Ward
41 Darell Road
Richmond
TW9 4LF

Please contact: Planning Support

Please telephone: 020 8891 7300

Your ref:

Our ref:
DC/AMS/06/2109/COU/COU

Letter Printed: 22 August 2006

FOR DECISION DATED
22.08.2006

Applicant:J. Ward

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

27-28 George Street, Richmond, Surrey, TW9 1HY

for

Change of use of 2nd floor from D1 to D2 (sports use). Yoga Centre.

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 any Orders or Regulations 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 below and listed on the attached schedule:-

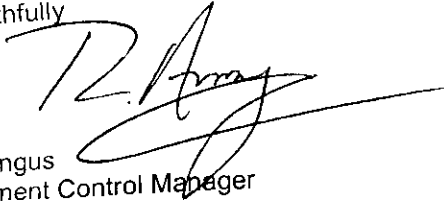
CONDITIONS:

U11016 Specific Use, general use class U11067 Hours of use U11068 Musical instruments	AT01 Development begun within 3 years
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INFORMATIVES:

U18875 Advertisements IE05A Noise control - Building sites IH06C Damage to public highway IL10A Building regulations required	U18752 Approved drawing numbers U18767 Relevant policies/proposals FUL U18768 Summary Reasons for Granting PP
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SCHEDULE OF REASONS FOR APPLICATION 06/2109/COU
Yours faithfully

A handwritten signature in black ink, appearing to read 'R. Angus', with a long horizontal flourish extending to the right.

Robert Angus
Development Control Manager

SCHEDULE OF REASONS FOR APPLICATION 06/2109/COU

APPLICANT NAME	AGENT NAME
J. Ward 41 Darell Road Richmond TW9 4LF	

SITE:

27-28 George Street, Richmond, Surrey, TW9 1HY.

PROPOSAL:

Change of use of 2nd floor from D1 to D2 (sports use). Yoga Centre.

DETAILED CONDITIONS

U11016 Specific Use, general use class

The second floor of the premises shall be used only as a Yoga Centre and for no other purpose whether or not within the D2 Use Class, as specified in the schedule to the Town and Country Planning (Use Classes) Order 2005, or in any provision revoking or re-enacting that order. REASON: To safeguard the amenities of nearby occupiers and the area generally.

U11067 Hours of use

The yoga centre hereby approved shall not be used between the hours of 11pm and 06:30am Monday to Saturday and 10:30pm and 7:30am Sunday and bank holidays. REASON: To safeguard the amenities of nearby residents.

U11068 Musical instruments

No playing of musical instruments or operation of sound amplification equipment shall take place in any part of the premises at any time so as to be audible outside the premises. REASON: To ensure that the proposed development does not prejudice the amenities of nearby occupiers or the area generally.

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.

SCHEDULE OF REASONS FOR APPLICATION 06/2109/COU

DETAILED INFORMATIVES

U18875 Advertisements

The applicants are advised that this proposal only relates to the use of the 2nd floor of the application site only and no external alterations or advertisements. Any external alterations or advertisements would require a separate planning / advertisement consent.

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).

U18752 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:- Drawing 1, Drawing 2 received on 30 June 2006.

U18767 Relevant policies/proposals FUL

This decision has taken into account the relevant policies of the London Plan and, in particular, the following have been taken into account in the consideration of this proposal:- Unitary Development Plan - First Review 2005 policy/ies CCE2; CCE16, TC5; IMP2; STG5; TRN2, 4; BLT2, 4, 11, 16

U18768 Summary Reasons for Granting PP

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. The proposed D2 use at second floor level would be compatible with other businesses in the area, and would fill vacant premises, thereby enhancing the vitality and viability of the Town Centre and the mix of uses in the Mixed Use area. The scheme would not represent an unneighbourly form of development, nor be prejudice to the free flow of traffic and highway safety.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 06/2109/COU