

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 HOT**

Mr And Mrs W Armstrong  
C/o Graham Pratt  
31 Windmill Street  
London  
W1T 2JN

**APPLICATION  
GRANTED**

Please contact: Planning Support

Please telephone: 020 8891 7300

Your ref:

Our ref:  
DC/AVE/06/2114/HOT/HOT

Letter Printed: 24 August 2006

**FOR DECISION DATED**  
24.08.2006

Dear Sir/Madam

**Applicant:** Mr And Mrs W Armstrong

**Agent:** Graham Pratt

**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:

4 Broomfield Road, Teddington, Middlesex, TW11 9QU

for

Erection of single storey flank extension to existing two storey detached single family dwelling house.

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> Mr And Mrs W Armstrong 4 Broomfield Road Teddington Middlesex TW11 9QU	<b>AGENT NAME</b> Graham Pratt 31 Windmill Street London W1T 2JN
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**SITE:**

4 Broomfield Road, Teddington, Middlesex, TW11 9QU.

**PROPOSAL:**

Erection of single storey flank extension to existing two storey detached single family dwelling house.

**SUMMARY OF CONDITIONS AND INFORMATIVES**

**CONDITIONS:**

AT01 Development begun within 3 years  
BD14A Materials to match existing

**INFORMATIVES:**

IE05A Noise control - Building sites  
IH06C Damage to public highway  
IL10A Building regulations required  
U18955 Relevant policies and proposals

U18956 Approved drawing numbers  
U18957 Summary reasons for granting pp

## **SCHEDULE OF CONDITIONS AND INFORMATIVES TO APPLICATION 06/2114/HOT**

### **DETAILED CONDITIONS**

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#### **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.

#### **BD14A Materials to match existing**

No new external finishes (including fenestration), including works of making good, shall be carried out other than in materials to match the existing. 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**

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#### **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).

#### **U18955 Relevant policies and proposals**

The following have been taken into account in the consideration of this proposal:- Unitary Development Plan - First Review 2005 policies BLT 11, 15, 16 and TRN 4

#### **U18956 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:- 770.01, 02, 03, 04, 05 and 06 received on 3 July 2006.

#### **U18957 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

## **SCHEDULE OF CONDITIONS AND INFORMATIVES TO APPLICATION 06/2114/HOT**

the development that justifies withholding planning permission. The proposed 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 conversion of the garage to a habitable room will not prejudice highway safety.

**END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 06/2114/HOT**