

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 El-aouadi Abdelghani
C/o Display Architecture
Mr Simon Smith
The Coda Centre
189 Munster Road
London
Fulham
SW6 6AW

**APPLICATION
GRANTED**

Please contact: Planning Support

Please telephone: 020 8891 7300

Your ref:

Our ref:
DC/BRS/06/2111/HOT/HOT

Letter Printed: 25 August 2006

FOR DECISION DATED
25.08.2006

Dear Sir/Madam

Applicant: Mr El-aouadi Abdelghani

Agent: Display Architecture

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:

194 Stanley Road, Teddington, Middlesex, TW11 8UE

for

Conversion of existing loft space to incorporate a living, dining, kitchen and WC to flat 4 (first floor rear flat).

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 Mr El-aouadi Abdelghani 194 Stanley Road Teddington Middlesex TW11 8UE	AGENT NAME Display Architecture Mr Simon Smith The Coda Centre 189 Munster Road London Fulham SW6 6AW
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SITE:
 194 Stanley Road, Teddington, Middlesex, TW11 8UE.

PROPOSAL:
 Conversion of existing loft space to incorporate a living, dining, kitchen and WC to flat 4 (first floor rear flat).

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS:

AT01 Development begun within 3 years	
BD14A Materials to match existing	

INFORMATIVES:

U18807 Informatives	
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SCHEDULE OF CONDITIONS AND INFORMATIVES TO APPLICATION 06/2111/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.

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

U18807 Informatives

Decision Drawings: For the avoidance of doubt the drawing numbers to which this decision refers are as follows:- 01 and 02 received on 4 July 2006 and 03 and 04 received on 14 August 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. The proposed roof extension and conversion of the roof to form additional accommodation for the first floor flat 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. 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 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 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).

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 06/2111/HOT
