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

Mr & Mrs Cordy  
C/o Baxter Glaysher Consulting  
33-35 Bell Street  
Reigate  
Surrey  
RH2 7AW

**APPLICATION  
GRANTED**

Please contact: Planning Support

Please telephone: 020 8891 7300

Your ref:

Our ref:  
DC/ASP/06/2051/HOT/HOT

Letter Printed: 25 August 2006

**FOR DECISION DATED**  
25.08.2006

Dear Sir/Madam

**Applicant:** Mr & Mrs Cordy

**Agent:** Baxter Glaysher Consulting

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

29 Sandycombe Road, Twickenham, Middlesex, TW1 2LU

for

First floor rear extension. Alterations to roof. Alterations to rear windows and doors at ground floor level plus fenestration alterations to first floor.

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 & Mrs Cordy 29 Sandycombe Road Twickenham Middlesex TW1 2LU	<b>AGENT NAME</b> Baxter Glaysher Consulting 33-35 Bell Street Reigate Surrey RH2 7AW
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**SITE:**  
 29 Sandycombe Road, Twickenham, Middlesex, TW1 2LU.

**PROPOSAL:**  
 First floor rear extension. Alterations to roof. Alterations to rear windows and doors at ground floor level plus fenestration alterations to first floor.

**SUMMARY OF CONDITIONS AND INFORMATIVES**

<b>CONDITIONS:</b>	
AT01 Development begun within 3 years U11098 Materials to match existing	U11100 Details to specified scale ~~
<b>INFORMATIVES:</b>	
IM11 Use of hardwoods U18922 Summary Reasons for Granting PP~ U18923 Relevant policies/proposals - HOT IE05A Noise control - Building sites	IH06C Damage to public highway IL10A Building regulations required U18925 Approved drawing numbers~~

## **SCHEDULE OF CONDITIONS AND INFORMATIVES TO APPLICATION 06/2051/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.

#### **U11098 Materials to match existing**

No new external finishes (to include roof slates, brickwork, bonding and pointing and cambered brick arches to new window openings) including works of making good, shall be carried out other than in materials to match the existing (unless the Local Planning Authority in writing otherwise agrees). REASON: To ensure that the proposed development is in keeping with the existing and does not prejudice the appearance of the locality.

#### **U11100 Details to specified scale ~~**

The development shall not be carried out other than in accordance with detailed drawings to a scale of not less than 1:20 which shall be submitted to and approved in writing by the Local Planning Authority, such details to show timber joinery details of the two new windows (sliding sashes) to be located with the rear elevation of the proposed first floor extension. 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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#### **IM11 Use of hardwoods**

If hardwood is to be used in the development hereby approved the applicant is strongly recommended to ensure that it is from a recognised sustainable timber source. You are invited to consult the 'Good Wood Guide' produced by Friends of the Earth together with The National Association of Retail Furnishers for advice on this matter.

#### **U18922 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. It has been concluded that the proposed extension and fenestration alterations would not result in an overbearing impact on, or excessive loss of light or privacy to, neighbouring properties and would not detract from the character and appearance of the surrounding Cambridge Park Conservation Area or the host building.

#### **U18923 Relevant policies/proposals - HOT**

The following have been taken into account in the consideration of this proposal:- Unitary Development Plan - First Review 2005 policies BLT 2, 11, 15 and 16 and Supplementary Planning Guidance for House Extensions and Supplementary Planning Document for Design Quality.

#### **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

## **SCHEDULE OF CONDITIONS AND INFORMATIVES TO APPLICATION 06/2051/HOT**

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).

### **U18925 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:- 206070/04 received on 18 August 2006.

**END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 06/2051/HOT**

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