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TOWN AND COUNTRY PLANNING ACT 1990: DECISION NOTICE

St Marys University College
C/o Rivington Street Studio
Architecture
54 Rivington Street
London
EC2A 3QN

APPLICATION GRANTED

Please contact: Planning Support

Please telephone: 020 8891 7300

Your ref:

Our ref:
DC/PAP/06/2073/FUL/FUL

Letter Printed: 29 August 2006

FOR DECISION DATED
29.08.2006

Dear Sir/Madam

Applicant: St Marys University College

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

St Marys University College, Waldegrave Road, Twickenham, Middlesex, TW1 4SX

for

Erection Of A Single Storey Temporary Modular Building To Provide Teaching, Office And Storage Accommodation For A Period Of 3 Years.

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 St Marys University College Waldegrave Road Twickenham Middlesex TW1 4SX	AGENT NAME Rivington Street Studio Architecture 54 Rivington Street London EC2A 3QN
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SITE:

St Marys University College, Waldegrave Road, Twickenham, Middlesex.

PROPOSAL:

Erection Of A Single Storey Temporary Modular Building To Provide Teaching, Office And Storage Accommodation For A Period Of 3 Years.

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS:

AT01 Development begun within 3 years
U11047 Temporary Buildings

INFORMATIVES:

IE05A Noise control - Building sites
IH06C Damage to public highway
IL10A Building regulations required

U18826 Approved drawing numbers
U18827 Relevant policies/proposals FUL
U18828 Summary Reasons for Granting PP

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.

U11047 Temporary Buildings

The permission shall be for a limited period of three years only, expiring on 25 August 2009 when the buildings and works carried out under this permission shall be removed and the land reinstated to its former condition to the satisfaction of the Local Planning Authority. REASON: The buildings are not considered suitable for permanent retention in this location and to meet the terms of the planning application.

DETAILED INFORMATIVES

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).

U18826 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:- P.05.01, P.10.01, P.10.02, P.10.03, P.12.01, 14.01 and 14.02 received on 23 June 2006.

U18827 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 ENV 1, 9 BLT 2, 3, 4, 11, 12, 15, 16, CCE 8

U18828 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

SCHEDULE OF REASONS FOR APPLICATION 06/2073/FUL

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 erection of a temporary modular building on this part of the site would not detract from the character, appearance or setting of the listed buildings or BTM's on the site or the wider surrounding area.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 06/2073/FUL