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TOWN AND COUNTRY PLANNING ACT 1990: DECISION NOTICE

The Holly Lodge Centre
C/o Murray Birrell
207-215 High Street
Orpington
Kent
BR6

APPLICATION GRANTED

Please contact: Planning Support

Please telephone: 020 8891 7300

Your ref: 10.400

Our ref: DC/LTH/06/2041/FUL/FUL

Letter Printed: 29 August 2006

FOR DECISION DATED
29.08.2006

Dear Sir/Madam

Applicant: The Holly Lodge Centre

Agent: Murray Birrell

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:

Holly Lodge, Richmond Park, Richmond, Surrey, TW10 5HS

for

Erection of single storey extension to form a replica Victorian chemist shop (educational facility) in connection with the Holly Lodge 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 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 The Holly Lodge Centre Holly Lodge Richmond Park Richmond Surrey TW10 5HS	AGENT NAME Murray Birrell 207-215 High Street Orpington Kent BR6
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SITE:

Holly Lodge, Richmond Park, Richmond, Surrey.

PROPOSAL:

Erection of single storey extension to form a replica Victorian chemist shop (educational facility) in connection with the Holly Lodge Centre.

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS:

AT01 Development begun within 3 years	LB10 Painted timber joinery
BD05 Details - Materials to be approved	

INFORMATIVES:

IE05A Noise control - Building sites	U19026 Approved drawing numbers
IH06C Damage to public highway	U19027 Relevant policies/proposals FUL
IL10A Building regulations required	U19028 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.

BD05 Details - Materials to be approved

The external surfaces of the building(s) and, where applicable, all areas of hard surfacing, shall not be constructed other than in materials, details/samples of which shall be submitted to and approved in writing by the Local Planning Authority. REASON: To ensure that the proposed development does not prejudice the appearance of the locality.

LB10 Painted timber joinery

All external joinery shall be of painted timber. REASON: To ensure that the proposed development is in keeping with the existing building and does not prejudice the appearance of the locality.

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).

U19026 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:- Ordnance Survey Plan, 10.400/03, 10.400/02, 10.400/04 Rev: A, 10.400/05 received on 23rd June 2006, and 10.400/09 received 5th July 2006.

U19027 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 policies ENV1, 6, 10, 11, 18, BLT2, 3, 11, 12, 15, 16, TRN2, 4, CCE18.

SCHEDULE OF REASONS FOR APPLICATION 06/2041/FUL

U19028 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. Whilst the site is located within MOL, given its discreet location, limited scale, acceptable design, and use relating to the function of the existing buildings on this site, the proposal will not represent a significant departure to policy, that allows modest extensions in MOL that are related to its function, and will at least preserve the character, appearance and setting of the conservation area, MOL, listed park and buildings. The proposal will also not represent an unneighbourly form of development.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 06/2041/FUL
