

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 LBC

Mr J. Riviera
C/o Alan Ward Architects
Lion Boathouse
Eel Pie Island
Twickenham
TW1 3DY

Please contact: Planning Support

Please telephone: 020 8891 7300

Your ref:

Our ref:
DC/JOW/06/2000/LBC/LBC

Letter Printed: 25 August 2006

FOR DECISION DATED
25.08.2006

Dear Sir/Madam

Applicant: Mr J. Riviera

Agent: Alan Ward Architects

WHEREAS in accordance with the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990, and any Orders or Regulations thereunder, you have made an application received on **20 June 2006** and illustrated by plans for Listed Building Consent for works at:

Ferry House, Riverside, Twickenham, Middlesex, TW1 3DN

for

Demolition of existing conservatory and replacement.

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 and regulations made thereunder that consent 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 J. Riviera Ferry House Riverside Twickenham Middlesex TW1 3DN	AGENT NAME Alan Ward Architects Lion Boathouse Eel Pie Island Twickenham TW1 3DY
---	--

SITE:

Ferry House, Riverside, Twickenham, Middlesex.

PROPOSAL:

Demolition of existing conservatory and replacement.

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS:

AT04 Commencement of works - LBC
U11111 Details to specified scale ~~

BD05 Details - Materials to be approved

INFORMATIVES:

IE05A Noise control - Building sites
IH06C Damage to public highway
IL10A Building regulations required
U18950 Drawing numbers approved - LBC

IL16LC Relevant policies/proposals - LBC
U18951 Summary Reasons for Granting LBC~

SCHEDULE OF CONDITIONS AND INFORMATIVES TO APPLICATION 06/2000/LBC

DETAILED CONDITIONS

AT04 Commencement of works- LBC

The works to which this Listed Building Consent relates must be begun before the expiration of three years beginning with the date of this consent. REASON: To conform with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

U11111 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 drawings, including cross-sections, of the structure of the conservatory and the thickness and profile of the structural elements and glazing framing, and the method of attachment with the host property and boundary wall. REASON: To ensure that the proposed development is in keeping with the existing building(s) and does not prejudice the appearance of the locality.

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.

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).

U18950 Drawing numbers approved - LBC

If you alter your proposals in any way, including to comply with the Building Regulations, a further Listed Building Consent application may be required. You are reminded that it is a criminal offence to carry out works which affect the architectural or historic interest of a Listed Building without first obtaining Listed Building Consent for those works. If you wish to deviate in any way from the proposal shown on the above drawings you should contact Development Control, Environment Directorate, Civic Centre 44 York Street, Twickenham,

SCHEDULE OF CONDITIONS AND INFORMATIVES TO APPLICATION 06/2000/LBC

TW1 3BZ. For the avoidance of doubt the drawing numbers to which this decision refers are as follows:- 0610/L01, 0610/TP01, 0610/TP.03 received 20 June 2006 and 06/10/TP.02revB, 0610/F.01, 0610/F.02, typical glass to glass details, typical corner detail, glass structure connection to wall and side wall picture and external view picture of example conservatory received 21 August 2006 and 0610/F.03, Picture 1 and 2 received 23 August 2006.

IL16LC Relevant policies/proposals - LBC

The following have been taken into account in the consideration of this proposal:- Unitary Development Plan - First Review 2005 policy BLT 3

U18951 Summary Reasons for Granting LBC~

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 listed building consent. The proposal is will result in a discreet replacement of the existing conservatory, will be lightweight in appearance and will not detract from the historic integrity and setting of the listed building. It is therefore considered the proposal will safeguard the character, appearance and integrity of the Grade II listed building.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 06/2000/LBC