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

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

**APPLICATION  
GRANTED**

Please contact: Planning Support

Please telephone: 020 8891 7300

Your ref:

Our ref:  
DC/JOW/06/1999/HOT/HOT

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 Town and Country Planning Act 1990 and the orders made thereunder, you have made an application received on **22 June 2006** and illustrated by plans for the permission of the Local Planning Authority to develop land situated 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 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 J. Riviera Ferry House Riverside Twickenham Middlesex TW1 3DN	<b>AGENT NAME</b> Alan Ward Architects Lion Boathouse Eel Pie Island Twickenham TW1 3DY
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**SITE:**

Ferry House, Riverside, Twickenham, Middlesex.

**PROPOSAL:**

Demolition of existing conservatory and replacement.

**SUMMARY OF CONDITIONS AND INFORMATIVES**

**CONDITIONS:**

AT01 Development begun within 3 years U11114 Details to specified scale --	BD05 Details - Materials to be approved
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**INFORMATIVES:**

IE05A Noise control - Building sites IH06C Damage to public highway IL10A Building regulations required U18959 Approved drawing numbers --	U18960 Relevant policies/proposals - HOT U18961 Summary Reasons for Granting PP~
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## **SCHEDULE OF CONDITIONS AND INFORMATIVES TO APPLICATION 06/1999/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.

#### **U11114 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**

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#### **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).

#### **U18959 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:- 0610/L01, 0610/TP01, 0610/TP.03 received 20 June 2006 and 0610/TP.02revB, 0610/F.01, 0610/F.02, typical glass to glass details, typical corner detail, glass structure

## **SCHEDULE OF CONDITIONS AND INFORMATIVES TO APPLICATION 06/1999/HOT**

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.

### **U18960 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, 3, 11, 15 and 16

### **U18961 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. The replacement conservatory is discreet and modest and will preserve the character, appearance and setting of the Grade II listed building, conservation area and neighbours amenity.

**END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 06/1999/HOT**

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