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

The Beresford Project Ltd  
105 The Glass Building  
226 Arlington Road  
Camdon Town  
NW1 7HY  
020 7424 9428

**APPLICATION GRANTED**

Please contact: Planning Support

Please telephone: 020 8891 7300

Your ref:

Our ref: DC/VIC/06/1784/FUL/FUL

Letter Printed: 31 August 2006

**FOR DECISION DATED**  
31.08.2006

**Applicant:**The Beresford Project Ltd

**Agent:**

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

60 Derby Road, East Sheen, London, SW14 7DP

for

Enlargement of bay window, roof escape window and front door position, layout of ground floor rooms and bedrooms, slideing doors at ground floor rear.

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> The Beresford Project Ltd 105 The Glass Building 226 Arlington Road Camdon Town NW1 7HY 020 7424 9428	<b>AGENT NAME</b>
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**SITE:**

60 Derby Road, East Sheen, London, SW14 7DP.

**PROPOSAL:**

Enlargement of bay window, roof escape window and front door position, layout of ground floor rooms and bedrooms, sliding doors at ground floor rear.

**SUMMARY OF CONDITIONS AND INFORMATIVES**

**CONDITIONS:**

AT01 Development begun within 3 years U11213 Materials app-Specific matters GD02A Restriction-Alterations/extn	U11215 Window obscure glazed-No openable
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**INFORMATIVES:**

U19015 Important information
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## 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.

### **U11213 Materials app-Specific matters**

The external surfaces of the roof and front boundary treatment 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 is in keeping with the existing building(s) and does not prejudice the appearance of the locality.

### **GD02A Restriction-Alterations/extn**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) no external alterations or extensions shall be carried out to the building(s) hereby approved. REASON: To safeguard the amenities of the occupiers of adjoining property and the area generally.

### **U11215 Window obscure glazed-No openable**

The proposed first floor window in the north and south elevations of the building hereby approved shall at no time be openable or glazed, otherwise than in obscured glass, below a minimum height of 1.75 metres (5'7") above the relevant floor level. REASON: To ensure that the proposed development does not prejudice the amenities of adjoining occupiers.

## DETAILED INFORMATIVES

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### **U19015 Important information**

Decision Drawings: For the avoidance of doubt the drawing numbers to which this decision refers are as follows:- OS Extract received 5th June 2006, front elevation, rear elevation, side elevation, ground floor plan, first floor plan, second floor plan received 14th June 2006, and block plan received 24th July 2006 (indicating landscaping scheme), hard-standing and windows details, and brick( Coleford, Saxon Red Multi bricks), sandstone and guttering samples received 24th July 2006. Reason for granting: 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 proposal would preserve the character and appearance of the area and not cause harm to neighbour amenity through loss of light or privacy or overbearing impact, or to highway safety. Principal Policies: The following have been taken into account in the consideration of this proposal:- Unitary Development Plan - First Review 2005 policies; BLT 11, 15 and 16, HSG 1, 2, 11, TRN 2 and 4. Building Regulations: 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). 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). Damage to the 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

**SCHEDULE OF REASONS FOR APPLICATION 06/1784/FUL**

work commences. 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).

**END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 06/1784/FUL**