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TOWN AND COUNTRY PLANNING ACT 1990: DECISION NOTICE

Mr Djemal
C/o Richard Haughton
20 Lynton Road
New Malden
KT3 5EE

APPLICATION GRANTED

Please contact: Planning Support

Please telephone: 020 8891 7300

Your ref:

Our ref: DC/MIC/06/1539/FUL/FUL

Letter Printed: 1 September 2006

FOR DECISION DATED
01.09.2006

Dear Sir/Madam

Applicant: Mr Djemal

Agent: Richard Haughton

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

39B Barnes High Street, Barnes, Richmond Upon Thames, SW13 9LN

for

Change of use to residential unit.

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 Mr Djemal 39B Barnes High StreetBarnesSW13 9LN	AGENT NAME Richard Haughton 20 Lynton RoadNew MaldenKT3 5EE
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SITE:

39B Barnes High Street, Barnes, Richmond Upon Thames, SW13 9LN.

PROPOSAL:

Change of use to residential unit.

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS:

AT01 Development begun within 3 years	
U11174No parking permits to be issued	

INFORMATIVES:

U19016Important information

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.

U11174 No parking permits to be issued

The development permitted by this planning permission shall not be initiated by the undertaking of a material operation as defined in section 56(4)(a)-(e) of the Town and Country Planning Act 1990 in relation to the development until arrangements have been made to restrict the issuing of parking permits to occupiers/owners of the flats hereby approved and the local planning authority has given notice that it is satisfied with such arrangements. Such arrangements may take the form of a planning obligation pursuant to Section 106 of the said Act relating to the land and be lodged with the local planning authority and after the local planning authority has notified the person(s) submitting the same that it is to the local planning authority's approval. The said planning obligation would provide that no parking permits are issued to occupiers/owners of the flats hereby approved. REASON: The proposal would otherwise be contrary to the Council's transport policy in relation to the parking standards.

DETAILED INFORMATIVES

U19016 Important information

Decision Drawings: For the avoidance of doubt the drawing numbers to which this decision refers are as follows:- 6532.01 received 12th May 2006 and 6532.02 received 15th June 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 is considered to at least preserve the character of the Conservation Area and to not harm neighbour amenity or 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 2 and 16, HSG 1, 11, 5, 13 and 14, 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 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 06/1539/FUL
