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TOWN AND COUNTRY PLANNING ACT 1990: DECISION NOTICE

Mr Keith Warren
C/o Mr Rodrigo Gutierrez
118 Crestway
Putney
SW15 5DD

APPLICATION GRANTED

Please contact: Planning Support

Please telephone: 0845 612 2660

Your ref:

Our ref:
DC/LOS/06/2176/FUL/FUL

Letter Printed: 15 November
2006

FOR DECISION DATED
15.11.2006

Dear Sir/Madam

Applicant: Mr Keith Warren

Agent: Mr Rodrigo Gutierrez

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

53 Jubilee Avenue, Twickenham, Middlesex, TW2 6JA

for

Conversion Of The Existing Two Storey Side Extension Into A Seperate Dwelling; Erection Of A New Rear Ground Floor Conservatory and provision of front parking space. Extension Of The Hipped Roof Over The Flat Roof Of The Two Storey Extension And Alterations To The Ground Floor Garage Doors To Incorporate A New Extrace Door And Window; Formation Of 2 Parking Spaces At 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

APPLICANT NAME Mr Keith Warren 53 Jubilee Avenue Twickenham Middlesex TW2 6JA	AGENT NAME Mr Rodrigo Gutierrez 118 Crestway Putney SW15 5DD
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SITE:

53 Jubilee Avenue, Twickenham, Middlesex, TW2 6JA.

PROPOSAL:

Conversion Of The Existing Two Storey Side Extension Into A Seperate Dwelling; Erection Of A New Rear Ground Floor Conservatory and provision of front parking space. Extension Of The Hipped Roof Over The Flat Roof Of The Two Storey Extension And Alterations To The Ground Floor Garage Doors To Incorporate A New Extrace Door And Window; Formation Of 2 Parking Spaces At Rear.

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS:

AT01 Development begun within 3 years	U11733 Front forecourt
BD08 Materials to match existing	U11969 Parking-Private vehcls- Dwell'hse~
DV30 Refuse storage	GD02A Restriction-Alterations/extn
PK06A Cycle parking	

INFORMATIVES:

IE05A Noise control - Building sites	U19819 Summary Reasons for Granting PP
IH06C Damage to public highway	U19820 Relevant policies/proposals - HOT
IL10A Building regulations required	U19821 Approved drawing numbers~~

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.

BD08 Materials to match existing

No new external finishes, including works of making good, shall be carried out other than in materials to match the existing (unless the Local Planning Authority in writing otherwise agrees). REASON: To ensure that the proposed development is in keeping with the existing and does not prejudice the appearance of the locality.

DV30 Refuse storage

No refuse or waste material of any description shall be left or stored anywhere on the site other than within a building or refuse enclosure. REASON: To safeguard the appearance of the property and the amenities of the area.

PK06A Cycle parking

No building/dwelling/part of the development shall be occupied until cycle parking facilities have been provided in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show the position, design, materials and finishes thereof. REASON: To accord with this Council's policy to discourage the use of the car wherever possible.

U11733 Front forecourt

Detailed drawings showing forecourt parking, means of enclosure, rear parking and landscaping shall be submitted to and approved in writing by the Local Planning Authority prior to the development commencing. The forecourt parking, means of enclosure, rear parking and landscaping shall be implemented as part of the approved development and prior to occupation of the new dwelling. Reason: To safeguard the appearance of the surrounding area.

U11969 Parking-Private vehcls- Dwell'hse~

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) the parking spaces hereby approved shall not be altered, or used for any purpose other than for the garaging or parking of private motor vehicles used by occupiers or visitors to the premises. REASON: To ensure retention of satisfactory parking provision.

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.

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

SCHEDULE OF REASONS FOR APPLICATION 06/2176/FUL

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).

U19819 Summary Reasons for Granting PP

Overall, the proposal is considered to be of an acceptable design (in line with UDP policy BLT 11) and will not result in significant harm to the appearance of the host property or appear unacceptably overbearing or visually intrusive to neighbours. The alterations and conversion of the property, for use as 1 x 1 bed house and 1 x 3 bedroom house, will assist in adding to the number and range of dwelling units in the Borough (in line with STG 6, HSG 1, 4, 11, 13, 14 & 18) and will not result in significant demonstrable harm to the level of amenity enjoyed by the occupiers of nearby properties through unacceptable loss of daylight, privacy, or increase in noise, on-street parking or vehicular traffic (BLT 15, 16, TRN4).

U19820 Relevant policies/proposals - HOT

The following have been taken into account in the consideration of this proposal:- Unitary Development Plan - First Review 2005 policies STG 6, BLT 11, 15, 16, TRN 4, HSG 1, HSG4, HSG11, HSG 13, HSG 14, HSG 18.

U19821 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:- 0652/PL/001 Rev C received on 28th September 2006, 002 Rev A, 003 Rev A, 004 Rev B, 005 Rev B, 006 Rev B, 007 Rev A, 008 Rev A, 009 Rev B, 010 Rev B, 011 Rev B received on 6th September 2006, 012 received on 26th September 2006 and Ordnance Survey Map received 19th October 2006.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 06/2176/FUL
