

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**

R Whitaker  
St Marys University College  
Waldegrave Road  
Twickenham  
Middlesex  
TW1 4SX

**APPLICATION GRANTED**

Please contact: Planning Support

Please telephone: 0845 612 2660

Your ref:

Our ref:  
DC/PAP/06/3203/FUL/FUL

Letter Printed: 22 November  
2006

**FOR DECISION DATED**  
21.11.2006

**Applicant:**R Whitaker

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

St Marys University College, Waldegrave Road, Twickenham, Middlesex, TW1 4SX

for

Installation Of 5 No. 4 Metre High Lighting Columns and Lamp Fittings.

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> R Whitaker St Marys University CollegeWaldegrave RoadTwickenhamMiddlesexTW1 4SX	<b>AGENT NAME</b>
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**SITE:**  
St Marys University College, Waldegrave Road, Twickenham, Middlesex.

**PROPOSAL:**  
Installation Of 5 No. 4 Metre High Lighting Columns and Lamp Fittings.

**SUMMARY OF CONDITIONS AND INFORMATIVES**

<b>CONDITIONS:</b>	
AT01 Development begun within 3 years	U12427 Lamp Fitting
U12424 Details of illumination	
U12425 Strict Accordance With Plans	
<b>INFORMATIVES:</b>	
U20803 Informatives	

## 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.

### **U12424 Details of illumination**

Details of the levels of illumination around the base of the lighting columns hereby approved and across the adjoining playing fields shall be submitted to and agreed in writing by the Local Planning Authority prior to the installation of the lighting columns. REASON: To ensure that the appearance and character of the Metropolitan Open Land is safeguarded.

### **U12425 Strict Accordance With Plans**

The development hereby approved shall be constructed in strict accordance with submitted drawing E01 and the Lighting Design Proposal Report, with particular reference to the number, siting and height of the lighting columns which shall at no time exceed a height of 4.0m measured from adjacent ground level. REASON: To ensure a satisfactory development as indicated on the submitted drawings.

### **U12427 Lamp Fitting**

The lamp fittings shall at all times point downwards in accordance with details specifying the mounting angle of the lamp fittings as measured from the vertical to be submitted to and agreed in writing by the Local Planning Authority prior to the installation of the lighting columns. REASON: To ensure that the appearance and character of the Metropolitan Open Land is safeguarded.

## DETAILED INFORMATIVES

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### **U20803 Informatives**

**Decision Drawings:** For the avoidance of doubt the drawing numbers to which this decision refers are as follows:- Ordnance Survey, E.01 and Lighting Design Proposal Project No: 03734 dated 20.06.2006 received on 26 September 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 acceptable as it meets with the relevant Local Planning Authority's policies and would not cause harm to the surrounding MOL land, would not significantly effect the adjoining Conservation Area and would not have a detrimental impact on the amenity of neighbouring properties or upon the character of the nearby Listed Buildings and Buildings of Townscape Merit. **Principal Policies:** The following have been taken into account in the consideration of this proposal:- Unitary Development Plan - First Review 2005 policies ENV 1, BLT 2, 3, 4, 11 and 12 **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

**SCHEDULE OF REASONS FOR APPLICATION 06/3203/FUL**

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 06/3203/FUL