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965 Fulham Road
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Letter Printed 9 October 2019

FOR DECISION DATED
9 October 2019

Dear Sir/Madam

The Town and Country Planning Act 1990, (as amended)
Decision Notice

Application: 19/1920/HOT
Your ref: 13 Ruskin Avenue Kew Richmond...
Our ref: DC/SGR/19/1920/HOT/HOT
Applicant: Eur. Ing Paul David Bethel & Mrs Claire Bethel
Agent: Mr architect nuspace

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 **20 June 2019** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

13 Ruskin Avenue Kew Richmond TW9 4DR

for

"L" shaped rear dormer including two conservation style roof lights in the front roof slope.

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
Head of Development Management

SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 19/1920/HOT

APPLICANT NAME

Eur. Ing Paul David Bethel & Mrs Claire
Bethel
13, Ruskin Avenue
Kew
TW9 4DR

AGENT NAME

Mr architect nuspace
965 Fulham Road
London
SW6 5JJ
UK

SITE

13 Ruskin Avenue Kew Richmond TW9 4DR

PROPOSAL

"L" shaped rear dormer including two conservation style roof lights in the front roof slope.

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

AT01	Development begun within 3 years
U0070310	Approved Plans
U0070311	Materials

INFORMATIVES

U0038044	Composite Informative
U0038045	NPPF Approval Para 38 -42

DETAILED CONDITIONS AND INFORMATIVES

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.

U0070310 Approved Plans

The development hereby approved shall be formed in accordance with the Approved Plans listed below and shall be maintained as such unless otherwise agreed in writing with the Local Planning Authority.

Approved Plans:

Drawing Number: 101(P) Block Plan dated May 2019 received 20.06.2019

Drawing Number: 102(P) showing Existing Ground and First Floor Plan dated May 2019 received 20.06.2019

Drawing Number: 103(P) showing Existing Loft and Roof Plan dated May 2019 received 20.06.2019

Drawing Number: 104(P) showing Existing Front and Rear Elevations dated May 2019 received 20.06.2019

Drawing Number: 105(P) showing Existing Side Elevations dated May 2019 received 20.06.2019

Drawing Number: 106(P) showing Proposed Ground and First Floor Plans dated May 2019 received 20.06.2019

Drawing Number: 107(P) showing Proposed Loft and Roof Plan dated May 2019 received 20.06.2019

Drawing Number: 108(P) showing Proposed Front and Rear Elevations dated May 2019 received 20.06.2019

Drawing Number: 109(P) showing Proposed Side Elevations dated May 2019 received 20.06.2019

Drawing Number: 110(P) showing Existing and Proposed Section A-A dated May 2019 received 20.06.2019

Drawing Number: 111(P) showing Existing and Proposed Section B-B dated May 2019 received 20.06.2019

Reason: To accord with the terms of the application, for the avoidance of doubt and in the interests of proper planning.

U0070311 Materials

The development hereby approved shall be formed of materials to match the existing external appearance of the property unless otherwise agreed 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.

DETAILED INFORMATIVES

U0038044 Composite Informative

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.

Principal Policies:

Where relevant, the following have been taken into account in the consideration of this proposal:-

Local Plan (LP 2018)

LP1 - Local Character and Design Quality

LP3 - Designated Heritage Asset

LP8 - Amenity and Living Conditions

LP21 - Flood Risk

Supplementary Planning Document

House Extensions and External Alterations

Conservation Area Statement: Defoe and Ruskin Avenue

Kew Village Planning Guidance

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 1411).

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.

BEFORE ANY WORK COMMENCES you MUST contact the London Borough of Richmond upon Thames, 44 York Street, Twickenham TW1 3BZ, Telephone 020 8891 1411 to arrange a pre-commencement photographic survey of the public highways adjacent to and within the vicinity of the site. The precondition survey will ensure you are not charged for any damage which existed prior to commencement of your works.

If you fail to contact us to arrange a pre commencement survey then it will be assumed that any damage to the highway was caused by your activities and you will be charged the full cost of repair.

Once the site works are completed you need to contact us again to arrange for a post construction inspection to be carried out. If there is no further damage then the case will be closed. If damage or further damage is found to have occurred then you will be asked to pay for repairs to be carried out.

Noise control - Building sites:

The attention of the applicant is drawn to the requirements of section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise and vibration on construction and demolition sites. Application, under section 61 of the Act for prior consent to the works, can be made to the Environmental Health Department.

Under the Act the Council has certain powers to control noise from construction sites. Typically the council will limit the times during which sites are permitted to make noise that their neighbours can hear.

For general construction works the Council usually imposes (when necessary) the following limits on noisy works:-

Monday to Friday 8am to 6pm
Saturdays 8am to 1pm
Sundays and Public Holidays- No noisy activities allowed

Applicants should also be aware of the guidance contained in British Standard 5228;2009- Noise and vibration control on construction and open sites.

Any enquiries for further information should be made to the Commercial Environmental Health Team, 2nd Floor Civic Centre, 44 York Street, Twickenham TW1 3AB.

U0038045 NPPF Approval Para 38 -42

In accordance with paragraphs 38-42 of the National Planning Policy Framework, Richmond upon Thames Borough Council takes a positive and proactive approach to the delivery of sustainable development, by:

- o Providing a formal pre-application service
- o Providing written policies and guidance, all of which is available to view on the Council's website
- o Where appropriate, negotiating amendments to secure a positive decision
- o Determining applications in a timely manner.

In this instance:

- o The application was assessed and deemed to comply with adopted policy and guidance, and a decision was made without delay.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION
19/1920/HOT

HOT Applications

Making an Appeal – Summary Guidance

Whether to appeal

If the Local Planning Authority (LPA) turn down your application, you should look carefully at the reasons why they turned it down before you make an appeal. You should speak to the LPA to see if you can sort out the problem - perhaps by changing your proposal. An appeal should only ever be a last resort.

Type of appeal

Refusal of permission for HOT applications – this type of appeal is appropriate for domestic alterations and extensions and any ancillary development in the garden. It is not appropriate for alterations to flats.

Appeal time

Within 12 weeks of the date of this notice.

Who can appeal

The applicant or their agent may lodge an appeal

The appeals process

Appeals must be made

- Online at www.planninginspectorate.gov.uk, or
- Using a form which you can get from Initial Appeals, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

It will be expected that all appeal documentation will be submitted electronically.

The Planning Inspectorate (on behalf of the Secretary of State) will determine the appeal procedure to be followed. Normally this will proceed by way of the Householder Appeal Service which will rely solely on information submitted at application stage. The Council will send copies of any letters of objection or support they received when considering your application. Further submissions or statements will not be accepted by the Planning Inspectorate.

Your householder appeal will be decided by a Planning Inspector. He/she will consider all the application documents and grounds of appeal and also make an unaccompanied visit to the appeal site. You may be required to provide access to the site for the Inspector.

Appeal decision

80% of householder appeal decisions will be issued within 8 weeks from the start date of the appeal.

Further information available from:

The Planning Inspectorate –

Website www.planninginspectorate.gov.uk

Email enquiries@pins.gsi.gov.uk

Telephone 0303 444 5000

London Borough of Richmond Upon Thames -

Website www.richmond.gov.uk/planning

Email planningappeals@richmond.gov.uk

Telephone 020 8891 1411 for advice