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

Miss C Denis  
C/o Desai Architects  
110 Foundling Court  
Marchmont Street  
London  
WC1N 1AN

**APPLICATION  
GRANTED**

Please contact: Planning Support

Please telephone: 0845 612 2660

Your ref:

Our ref:  
DC/AWL/06/2008/HOT/HOT

Letter Printed: 15 December  
2006

**FOR DECISION DATED**  
15.12.2006

Dear Sir/Madam

**Applicant:** Miss C Denis

**Agent:** Desai Architects

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

65 Christ Church Road, East Sheen, London, SW14 7AN

for

Construction of single storey swimming pool extension.

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> Miss C Denis 65 Christ Church Road East Sheen London SW14 7AN	<b>AGENT NAME</b> Desai Architects 110 Foundling Street London WC1N 1AN	Court Marchmont
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**SITE:**

65 Christ Church Road, East Sheen, London, SW14 7AN.

**PROPOSAL:**

Construction of single storey swimming pool extension.

**SUMMARY OF CONDITIONS AND INFORMATIVES**

**CONDITIONS:**

AT01 Development begun within 3 years U12554 Brickwork to match U12555 Restrict use of roof	U12556 Protective fencing U12557 Height boundary fencing
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**INFORMATIVES:**

U21025 Noise U21026 Damage public highway U21027 Building regs. U21028 Drawings	U21030 Policies U21031 Reasons to approve
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## SCHEDULE OF CONDITIONS AND INFORMATIVES TO APPLICATION 06/2008/HOT

### 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.

#### **U12554 Brickwork to match**

No new brickwork including works of making good shall be carried out other than in materials, bonding and pointing to match the existing facing work. REASON: To ensure that the proposed development is in keeping with the existing building(s) and does not prejudice the appearance of the locality.

#### **U12555 Restrict use of roof**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) no part(s) of the roof of the building(s) hereby approved shall be used as a balcony or terrace nor shall any access be formed thereto. REASON: To safeguard the amenities of the occupiers of adjoining property.

#### **U12556 Protective fencing**

No equipment, machinery or materials are to be brought on the site for the purpose of the development until all trees to be retained (the yew tree abutting the site boundary at Orchard House, Christchurch Road), have been protected by fences or other suitable means of enclosure to the distance of the outermost limit of the branch spread or as per recommendations given in BS 5837 (1991), 'Table 1, A Guide for Trees in Relation to Construction', whichever is the further from the tree and with regard to this proposal the protective fencing shall be at least 1.2m high comprising a vertical and horizontal framework of scaffolding, well braced to resist impact, supporting either cleft chestnut pale fencing (in accordance with BS 1772: Part 4) or chain link fencing (in accordance with BS 1772: part 1) as shown in figure 4 of BS 5837 (1991), within which no activities associated with building operations shall take place, such areas also being free of the storage of materials or temporary structures. No fire shall be lit within 10m from the outside of the crown spread of trees to be retained. All means of protection shall be in situ for the duration of the development and distances of such protection shall be assessed by a person suitably experienced in arboriculture. REASON: To ensure that the tree (s) are not damaged or otherwise adversely affected by building operations and soil compaction.

#### **U12557 Height boundary fencing**

The boundary fencing indicated on the drawings hereby approved shall not exceed 2.1 metres height, and shall continue to be so maintained. REASON: To protect the amenities of neighbouring occupiers

### DETAILED INFORMATIVES

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#### **U21025 Noise**

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).

#### **U21026 Damage 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

## **SCHEDULE OF CONDITIONS AND INFORMATIVES TO APPLICATION 06/2008/HOT**

the footway before work commences.

### **U21027 Building regs.**

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).

### **U21028 Drawings**

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:- CC PRO 001B/002C/003B/ 004C/006B/007C received 21 November 2006 and CC PRO 005A received 15 June 2006.

### **U21030 Policies**

The following have been taken into account in the consideration of this proposal:- Unitary Development Plan - First Review 2005 policies BLT 2,4, 11, 15 and 16, ENV 9

### **U21031 Reasons to approve**

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 structure would not have any significant impact on the amenities of neighbouring occupiers, or threaten the retention of the neighbouring yew tree, and would not adversely affect the character of the existing Building of Townscape Merit.

**END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 06/2008/HOT**

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