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TOWN AND COUNTRY PLANNING ACT 1990: DECISION NOTICE SECTION 192

Mr Richard Browning
C/o Englishaus LTD
30 Lawrence Road
Hampton
Middlesex
TW12 2RJ

Please contact: Planning Support

Please telephone: 0845 612 2660

Your ref:

Our ref:
DC/DAS/06/4153/PS192/PS192

Letter Printed: 12 February 2007

FOR DECISION DATED
12.02.2007

Dear Sir/Madam

Town and Country Planning Act 1990, Section 192 (as amended)
Town and Country Planning (General Development Procedure Order) 1995 Article 24

Applicant: Mr Richard Browning

Agent: Englishaus LTD

WHEREAS in accordance with the provisions of the Town and Country Planning Act 1990 and the relevant Orders made thereunder, you have made an application received on **18 December 2006** for a **CERTIFICATE OF LAWFUL USE OR DEVELOPMENT** relating to:

21 Queen Annes Close, Twickenham, Middlesex, TW2 5NN

for

Proposed Loft Conversion With Rear Dormer Extension.

You are advised that the above works/use at the premises edged black on the plan attached to this Certificate were/was lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended) for the reasons(s) given on the attached schedule:

Yours faithfully


Robert Angus
Development Control Manager

Trevor Pugh, Director Environment

APPLICANT NAME Mr Richard Browning 21 Queen Annes Close Twickenham Middlesex TW2 5NN	AGENT NAME Englishaus LTD 30 Lawrence Road Hampton Middlesex TW12 2RJ
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SITE:
 21 Queen Annes Close, Twickenham, Middlesex, TW2 5NN.

PROPOSAL:
 Proposed Loft Conversion With Rear Dormer Extension.

The reason(s) and/or informatives(s) applicable to this application are as follows:

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS:	
LD02A Development - Permitted	
INFORMATIVES:	
U22691 Informatives	

PLEASE NOTE:

1. This certificate issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the use/operations/matter specified taking place on the land described above was/would have been lawful on the specified date and thus was not/would not have been liable to enforcement action under Section 172 of the 1990 Act on that date.
3. This certificate applies only to the extent of the use/operations/matter described and to the land specified and identified on the attached plan. Any use/operations/matter which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
4. The effect of the certificate is also qualified by the proviso in section 192(4) of the 1990 Act, as amended, which states that the lawfulness of the described use or operation is only conclusively presumed when there has been no material change, before the use of is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.

Trevor Pugh, Director Environment

SCHEDULE OF CONDITIONS AND INFORMATIVES TO APPLICATION 06/4153/PS192

DETAILED CONDITIONS

LD02A Development - Permitted

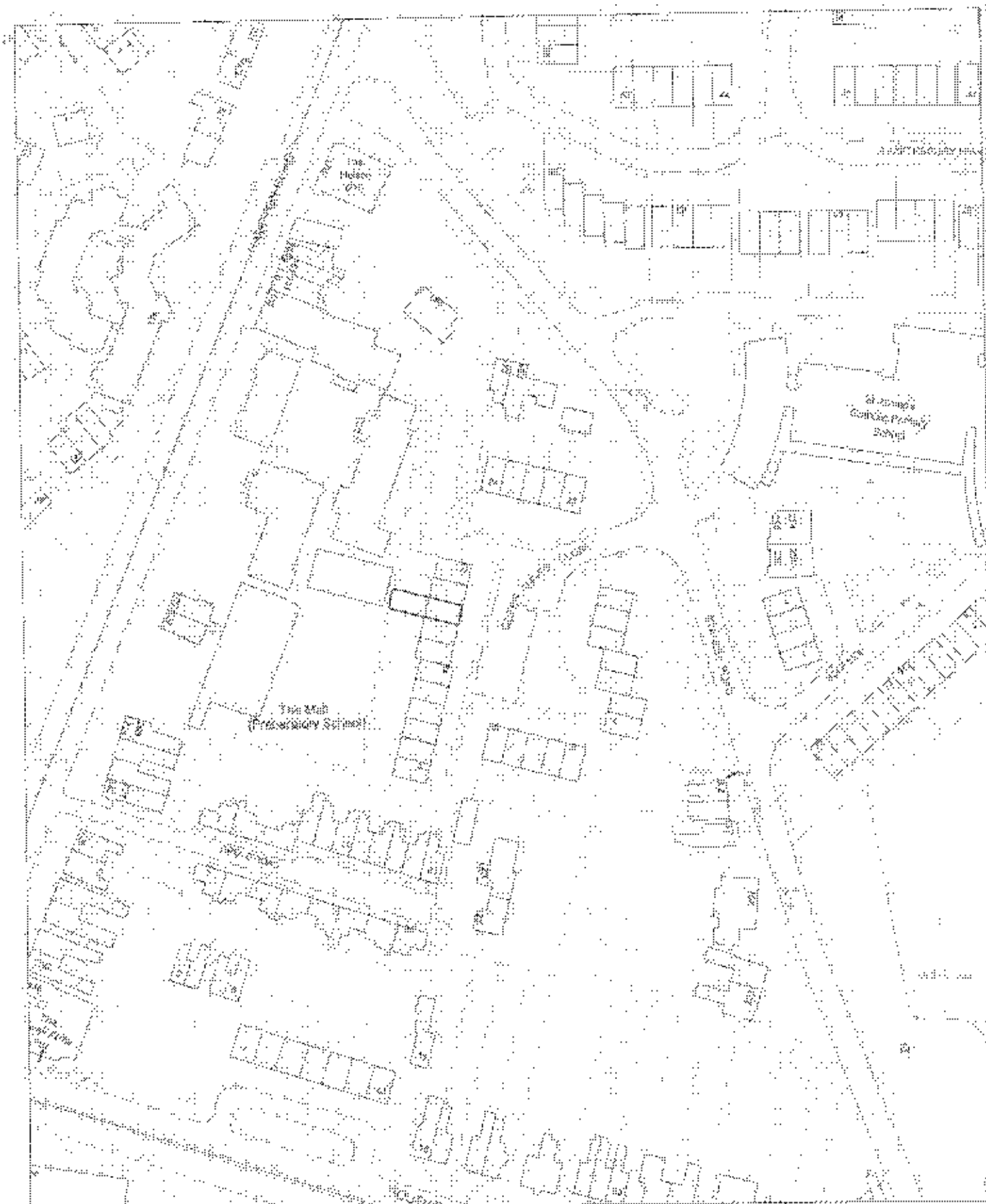
This proposal CONSTITUTES DEVELOPMENT within the meaning of Section 55 of the Town and Country Planning Act 1990, but by virtue of Article 3 and Schedule 2 of the Town and Country (General Permitted Development) Order 1995 is of a class which is described as PERMITTED DEVELOPMENT and therefore planning permission IS NOT REQUIRED.

DETAILED INFORMATIVES

U22691 Informatives

Decision Drawings:For the avoidance of doubt the drawing numbers to which this decision refers are as follows:- EH 27023/01 _ EH 27023/02 both received 18 December 2006.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 06/4153/PS192



LONDON BOROUGH OF
RICHMOND UPON THAMES
Civic Centre Directorate

Ordnance Survey Map Extract

CIVIC CENTRE, 14 YORK STREET,
TWICKENHAM, TW9 3BZ.
TEL: 020 8991 1411; TEXTPHONE: 020 8991 7129
www.richmond.gov.uk

Co-ordinates at centre of map:
Easting: 514878 Northing: 173185

Scale:	Date:	Section:	Drawn:
1:1250	13/02/07	LUP&D	GT



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London Borough of Richmond
upon Thames
13/02/07
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