

Environment Directorate / Development Management

Web: www.richmond.gov.uk/planning
Email: envprotection@richmond.gov.uk
Tel: 020 8891 1411
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Akos Doboczi
A9 Architects Ltd
255 London Road
Hadlwich
Essex
SS7 2BN

Letter Printed 7 July 2021

FOR DECISION DATED
7 July 2021

Dear Sir/Madam

The Town and Country Planning Act 1990, (as amended)
The Town And Country Planning (General Permitted Development) (England)
Order 2015 (as Amended)
The Town and Country Planning (Development Management Procedure)
(England) Order 2015

Application: 21/1788/GPD15
Your ref:
Our ref: DC/KEM
Applicant: Mr Tony Cook, Mervellion Ltd
Agent: Akos Doboczi

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 **14 May 2021** for a **PRIOR APPROVAL** relating to:

37 Sheen Road Richmond TW9 1AJ

for

Change of use from office space to 6 residential units.

This written notice confirms that **prior approval is required and is hereby given** for the proposed development, by virtue of The Town And Country Planning (General Permitted Development) (England) Order 2015 (as Amended), subject to conditions outlined overleaf.

The applicants are advised that this written notice **does not constitute a Certificate of Lawfulness**.

Yours faithfully

A handwritten signature in black ink, appearing to read 'R. Angus', with a long horizontal flourish extending to the right.

Robert Angus
Head of Development Management

SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 21/1788/GPD15

APPLICANT NAME

Mr Tony Cook, Mervellion Ltd
25 Taylor Avenue
Richmond
TW9 4EB

AGENT NAME

Akos Doboczi
255 London Road
Hadlwich
Essex
SS7 2BN

SITE

37 Sheen Road Richmond TW9 1AJ

PROPOSAL

Change of use from office space to 6 residential units.

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

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

LD06A	Conditions for GPD P3 Class O Develop's
U0104480	Cycle Parking
U0104481	Parking Permits Restriction - GRAMPIAN
U0104482	Refuse Arrangements
U0104483	Contamination Risk
U0104484	Approved Units

INFORMATIVES

U0052644	Drawing no's
U0052640	Composite Informative
U0052646	External Alterations
U0052645	Section 106 Agreement
U0052643	Parking Permits
U0052642	Street Numbering
IL24	CIL liable

DETAILED CONDITIONS AND INFORMATIVES

DETAILED CONDITIONS

LD06A Conditions for GPD P3 Class O Develop's

1. The development shall be carried out in accordance with the information submitted to the local planning authority
2. The development shall be completed within a period of 3 years starting with the prior approval date
3. The applicant / developer shall notify the local planning authority in writing of the completion of the development as soon as reasonably practicable after completion and include:
 - a) The name of the developer;
 - b) The address or location of the development, and
 - c) The date of completion.

U0104480 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 and demonstrating that the applicant can provide 12 cycle parking spaces on the site . The approved details shall be installed prior to occupation and be retained thereafter unless otherwise agreed in writing with the Local Planning Authority.

REASON: To accord with this Council's policy to discourage the use of the car wherever possible and to meet the minimum cycle parking standards set out in Table 10.2 of the current London Plan (2021) and the London Cycle Design Standards

U0104481 Parking Permits Restriction - GRAMPIAN

Before the development hereby permitted begins a scheme shall be agreed in writing with the local planning authority and be put in place to ensure that, with the exception of disabled persons, no resident of the development shall obtain a resident parking permit within any controlled parking zone which may be in force in the area at any time, nor a season ticket/enter into a contract to park in any car park controlled by the Council.

REASON: To ensure that the development does not generate an increased demand for on-street car parking to the detriment of the free flow of traffic, the conditions of general safety along the neighbouring highways, the amenity of the area and to accord with the Councils car parking policy and standards.

U0104482 Refuse Arrangements

None of the units hereby approved shall be occupied until arrangements for the storage and disposal of refuse/waste have been made in accordance with the details submitted and approved under this application.

REASON: To safeguard the appearance of the property and the amenities of the area.

U0104483 Contamination Risk

If during the implementation the development hereby approved any contamination is encountered, all works shall cease until an appropriate methodology including mitigation shall be submitted to and agreed in writing by the Local Planning Authority.

Thereafter mitigation works shall be carried out in accordance with the approved details.

REASON: To protect future users of the site and the environment.

U0104484 Approved Units

The development hereby granted prior approval shall not be occupied other than as 4 x 2-bed and 2 x 3-bed units.

REASON: To accord with the terms of the submission, and ensure the development does not raise unacceptable parking or traffic implications.

DETAILED INFORMATIVES

U0052644 Drawing no's

If you alter your proposals in any way, including in order to comply with the requirements of the Building Regulations, planning permission may be required. The proposal approved by this decision may not be implementable without express planning permission if other external work has taken place under another planning permission granted before or after this decision. If you wish to deviate in any way from the proposals shown on the above drawings you should contact the LPA.

For the avoidance of doubt the drawing numbers to which this decision refers are as follows:- 01, 02, 03, 04, 05, 06 & 07 received on 19.05.2021.

U0052640 Composite Informative

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 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 Management 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.

U0052646 External Alterations

If any external changes associated with the change of use are necessary formal planning permission will be required.

U0052645 Section 106 Agreement

This planning permission has a Section 106 Agreement which must be read in conjunction with it.

U0052643 Parking Permits

Condition Parking Permits Restriction - GRAMPAN may be satisfied by the completion of a planning obligation under Section 106 of the Town and Country Planning Act 1990. You should contact the Case Officer on 020 8891 1411 or email.

U0052642 Street Numbering

If you wish to name or number a new development, sub-divide an existing property, or change the name or number(s) of an existing property or development, you will need to apply to the London Borough of Richmond Upon Thames. Further details of this process, fees, and the necessary information and forms that need to be submitted can be found on the Council's website http://www.richmond.gov.uk/street_numbering_and_naming. Alternately you may contact Peter Cridland, Address Management Manager (020 8891 7889 peter.cridland@richmond.gov.uk).

IL24 CIL liable

The applicant is advised that this permission results in a chargeable scheme under the Borough's and the Mayor of London's Community Infrastructure Levy.

PLEASE NOTE

This notice applies only to the extent of the use/operations/matter described and to the land specified. 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.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION
21/1788/GPD15

NOTES:

- 1. If you are aggrieved by the decision of the Council to refuse an application for prior approval under Section 192 of the Town and Country Planning Act 1990 (as amended) you may appeal to the Secretary of State under Section 195 of the Act (as amended).**
- 2. Notices of appeal must be submitted online at www.planninginspectorate.gov.uk or in writing to Initial Appeals, The Planning Inspectorate, Temple Quay House, 2 The Square, Bristol BS1 6PN or in Wales to the Secretary of State for Wales, Cathays Park, Cardiff CF1 3NQ. Copies of all relevant documents, including the application, the notice of decision and all plans, drawings and correspondence must be supplied to the Secretary of State.**
- 3. You are advised to consult the brief official guide to the applications and appeals, published by the department of the Environment and the Welsh Office from which the appeal forms may also be obtained on request.**