

**Environment Directorate / Development Management**

Web: [www.richmond.gov.uk/planning](http://www.richmond.gov.uk/planning)  
Email: [envprotection@richmond.gov.uk](mailto:envprotection@richmond.gov.uk)  
Tel: 020 8891 1411  
Textphone: 020 8891 7120



Miss Rebecca Parnell  
Freedom Architecture  
UNIT SB3  
Keighley Business Centre  
Keighley  
BD21 1SY

Letter Printed 6 August 2021

**FOR DECISION DATED**  
6 August 2021

Dear Sir/Madam

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

**Application:** 21/1674/HOT  
**Your ref:** 88 Ryecroft Avenue  
**Our ref:** DC/JSI/21/1674/HOT/HOT  
**Applicant:** Paxman  
**Agent:** Miss Rebecca Parnell

**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 **11 May 2021** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

**88 Ryecroft Avenue Twickenham TW2 6HR**

for

**Creation of a single storey rear 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

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 21/1674/HOT

## APPLICANT NAME

Paxman  
88, Ryecroft Avenue  
Twickenham  
TW2 6HR

## AGENT NAME

Miss Rebecca Parnell  
UNIT SB3  
Keighley Business Centre  
Keighley  
BD21 1SY

## SITE

88 Ryecroft Avenue Twickenham TW2 6HR

## PROPOSAL

Creation of a single storey rear extension

## SUMMARY OF CONDITIONS AND INFORMATIVES

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### CONDITIONS

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AT01	Development begun within 3 years
U0106791	Approved Drawings
U0106794	SuDS Statement
U0106792	Fire Safety Strategy
U0106793	Materials to match exg / approved plans
GD01A	Restriction on use of roof

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### INFORMATIVES

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U0053435	NPPF Approval paras 38-42
U0053437	Fire - building regs
U0053436	Composite informative

## DETAILED CONDITIONS AND INFORMATIVES

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### 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.

#### **U0106791 Approved Drawings**

The development hereby permitted shall be carried out in accordance with the following approved plans and documents, where applicable: RA01-A(01)-002, RA01-A(01)-001, RA-R00-EX-101 1, RA01-A(03)-002, RA01-A(03)-001, RA-R00-PR-101, RA01-A(06)-003 received 11/05/2021.

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

#### **U0106794 SuDS Statement**

The development hereby approved shall be undertaken in strict compliance with the SuDS Statement prepared by Freedom Homes received 08/07/2021 and maintained in accordance thereof.

REASON: To restrict flood risk on site in the interests of the protection of property and human life.

#### **U0106792 Fire Safety Strategy**

The development must be carried out in accordance with the provisions of the Fire Safety Statement prepared by Freedom Homes Architects dated 17/05/2021 unless otherwise approved in writing by the Local Planning Authority. REASON: To ensure that the development incorporates the necessary fire safety measures in accordance with the Mayor's London Plan Policy D12.

#### **U0106793 Materials to match exg / approved plans**

No new external finishes (including fenestration), including works of making good, shall be carried out other than in materials to match the existing, unless otherwise stated on the approved plans.

REASON: To ensure that the proposed development is in keeping with the existing building(s) and does not prejudice the appearance of the locality.

#### **GD01A Restriction on use of roof**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (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.

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### DETAILED INFORMATIVES

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#### **U0053435 NPPF Approval paras 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 amended following negotiations with the Council to ensure the scheme complied with adopted policy and guidance, and a decision was made without delay.

#### **U0053437 Fire - building regs**

The applicant is advised that 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.

#### **U0053436 Composite informative**

##### **Principal Policies:**

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

London Plan (2021)

Local Plan (2018):

- o Policy LP1 Local Character and Design Quality
- o Policy LP8 Amenity and Living Conditions
- o Policy LP10 Local Environmental Impacts, Pollution and Land Contamination
- o Policy LP14 Other Land of Townscape Importance
- o Policy LP15 Biodiversity
- o Policy LP16 Trees, Woodlands and Landscape
- o Policy LP21 Flood Risk and Sustainable Drainage

Supplementary Planning Documents (SPD):

- o Design Quality SPD (February 2006)
- o House Extensions and External Alterations SPD (May 2015)
- o Whitton and Heathfield Village Planning Guidance SPD (July 2014)

Other local planning guidance:

- o Strategic Flood Risk Assessment - Level 1 Update (Update 2020 with further minor updates March 2021)

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

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

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION  
21/1674/HOT

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# **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](http://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](http://www.planninginspectorate.gov.uk)

Email [enquiries@pins.gsi.gov.uk](mailto:enquiries@pins.gsi.gov.uk)

Telephone 0303 444 5000

London Borough of Richmond Upon Thames -

Website [www.richmond.gov.uk/planning](http://www.richmond.gov.uk/planning)

Email [planningappeals@richmond.gov.uk](mailto:planningappeals@richmond.gov.uk)

Telephone 020 8891 1411 for advice