

**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



Mr Dench  
Visionary Architects Ltd  
Studio 2  
29 Castle Street  
Kingston Upon Thames  
KT1 1DN

Letter Printed 9 August 2021

**FOR DECISION DATED**  
9 August 2021

Dear Sir/Madam

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

**Application:** 21/1360/HOT  
**Your ref:** 2a Cole Park Road  
**Our ref:** DC/EMC/21/1360/HOT/HOT  
**Applicant:** Dosanjh  
**Agent:** Mr Dench

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

**2A Cole Park Road Twickenham TW1 1HW**

for

**Change from an existing pitched roof with rooms in the roof to a new gambrel/mansard roof with rooms in the roof with same ridge height. Minor rear and side extensions on ground floor and a new matching front elevation bay window on ground and first floor to match existing bay on ground and first floor.**

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 21/1360/HOT

## APPLICANT NAME

Dosanjh  
2A, Cole Park Road  
Twickenham  
TW1 1HW

## AGENT NAME

Mr Dench  
Studio 2  
29 Castle Street  
Kingston Upon Thames  
KT1 1DN

## SITE

2A Cole Park Road Twickenham TW1 1HW

## PROPOSAL

Change from an existing pitched roof with rooms in the roof to a new gambrel/mansard roof with rooms in the roof with same ridge height. Minor rear and side extensions on ground floor and a new matching front elevation bay window on ground and first floor to match existing bay on ground and first floor.

## SUMMARY OF CONDITIONS AND INFORMATIVES

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### CONDITIONS

U0106845	Tree Protection
U0106846	Fire Safety
AT01	Development begun within 3 years
U0106848	Approved Drawings
U0106847	Materials to match exist to be app'd

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### INFORMATIVES

U0053497	EA Informative
U0052700	Composite Informative
U0052699	NPPF Approval 38-42

## DETAILED CONDITIONS AND INFORMATIVES

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### DETAILED CONDITIONS

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#### **U0106845 Tree Protection**

The development must be carried out in accordance with the provisions of the Tree Protection Plan prepared by Connick Tree Consultants dated 6 April 2021 and retained as such thereafter.

REASON: To ensure that the development incorporates the necessary tree protection measures as required under the LBRUT Local Plan (2018) Policy LP 16 Trees, Woodlands and Landscape.

#### **U0106846 Fire Safety**

The development must be carried out in accordance with the provisions of the Fire Safety Statement dated 9th July 2021 and retained as such thereafter.

REASON: To ensure that the development incorporates the necessary fire safety measures in accordance with the Mayor's London Plan Policy D12.

#### **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.

#### **U0106848 Approved Drawings**

The development hereby permitted shall not be carried out other than wholly in accordance with Drawing Nos.

REV E 2A 04 PROPOSED PLANS

REV E 2A 05 PROPOSED ELEVATIONS

REV E 2A 06 PROPOSED ELEVATIONS AND SECTIONS

All received 29 July 2021

Block Plan

Location Plan

2A 01 EXISTING PLANS

2A 02 EXISTING ELEVATIONS

2A 03 EXISTING SECTIONS

All received 16 April 2021

REASON: To ensure a satisfactory development as indicated on the drawings.

#### **U0106847 Materials to match exist to be app'd**

The external surfaces of the building(s) (including fenestration) and all areas of hard surfacing, where applicable, shall not be constructed other than in materials to match the existing and in accordance with details/samples of which shall be submitted to and approved in writing by the Local Planning Authority and retained as such thereafter.

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

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### DETAILED INFORMATIVES

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## **U0053497 EA Informative**

Under The Environmental Permitting (England and Wales) Regulations 2016, this proposal may require a permit to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culvert (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission.

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03702 422 549. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

## **U0052700 Composite Informative**

### **Principal Policies:**

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

Local Plan (2018):

- o LP1 Local Character and Design Quality
- o LP3 Designated Heritage Assets
- o LP8 Amenity and Living Conditions
- o LP16 Trees, Woodlands and Landscape
- o LP17 Green Roofs and Walls
- o LP21 Flood Risk and Sustainable Drainage

London Plan (2021)

- o Policy D12A Fire Safety

National Planning Policy Framework (2021)

Supplementary Planning Documents / Guidance:

- o Twickenham Village SPD
- o House Extensions and External Alterations
- o Conservation Areas
- o Cole Park Road Conservation Area Statement 78

### **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.

#### **U0052699 NPPF Approval 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.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION  
21/1360/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