

Environment Directorate / Development Management

Web: www.richmond.gov.uk/planning
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Deborah Jackson
Deborah Jackson Architects
41 Baddlesmere Road
Whitstable
CT5 2LB

Letter Printed 20 October 2021

FOR DECISION DATED
20 October 2021

Dear Sir/Madam

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

Application: 21/3036/HOT
Your ref: 2102 First Cross Road
Our ref: DC/GAP/21/3036/HOT/HOT
Applicant: Mr Callum Mackenzie
Agent: Deborah Jackson

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

8 First Cross Road Twickenham TW2 5QA

for

Fenestrational alterations to existing rear ground floor 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 21/3036/HOT

APPLICANT NAME

Mr Callum Mackenzie
8, First Cross Road
Twickenham
TW2 5QA

AGENT NAME

Deborah Jackson
41 Baddlesmere Road
Whitstable
CT5 2LB

SITE

8 First Cross Road Twickenham TW2 5QA

PROPOSAL

Fenestrational alterations to existing rear ground floor extension.

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

AT01	Development begun within 3 years
U0112079	Materials
U0112078	Fire Safety
U0112077	Approved Drawings and Documents

INFORMATIVES

U0054787	NPPF APPROVAL - Para. 38-42
U0054786	Composite Informative

DETAILED CONDITIONS AND INFORMATIVES

DETAILED CONDITIONS

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.

U0112079 Materials

The external surfaces of the building(s) (including fenestration) shall not be constructed other than in materials shown on the approved drawing reference: 2102/05 received the 26th of August 2021 and retained as such thereafter.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality.

U0112078 Fire Safety

The development must be carried out in accordance with the provisions of the Fire Safety Statement prepared by Deborah Jackson Architects dated 31 August 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.

U0112077 Approved Drawings and Documents

The development hereby permitted shall be carried out in accordance with the following approved drawings and documents, where applicable:-

2102/01A, 2102/05, Location Plan - received 26 August 2021.

Fire Safety Statement prepared by Deborah Jackson Architects dated 31 August 2021.

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

DETAILED INFORMATIVES

U0054787 NPPF APPROVAL - Para. 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:

The application was acceptable as submitted, and approved without delay.

U0054786 Composite Informative

Principal Policies:

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

National Planning Policy Framework (NPPF 2021)

London Plan (2021)

Local Plan (2018):

- o LP 1 Local Character and Design Quality
- o LP 3 Designated Heritage Assets
- o LP 4 Non-designated Heritage Assets
- o LP 7 Archaeology
- o LP 8 Amenity and Living Conditions
- o LP 21 Flood Risk and Sustainable Drainage

Supplementary Planning Documents / Guidance:

- o House Extensions and External Alterations SPD (2015)
- o Twickenham Village Planning Guidance SPD (2018)
- o Buildings of Townscape Merit SPD (2015)
- o Conservation Area Study / Statement - Twickenham Green Conservation Area 9

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 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.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION
21/3036/HOT

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, 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

Email enquiries@pins.gsi.gov.uk

Telephone 0303 444 5000

London Borough of Richmond Upon Thames -

Website www.richmond.gov.uk/planning

Email planningappeals@richmond.gov.uk

Telephone 020 8891 1411 for advice