

**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 Max Rengifo  
WR-AP  
15 Teddington Business Park Station  
Teddington  
TW11 9BQ  
United Kingdom

Letter Printed 27 October 2021

**FOR DECISION DATED**  
27 October 2021

Dear Sir/Madam

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

**Application:** 21/3098/HOT  
**Your ref:** 56 Beech Way - Outbuilding  
**Our ref:** DC/JMO/21/3098/HOT/HOT  
**Applicant:** Mr James Vincent  
**Agent:** Mr Max Rengifo

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

**56 Beech Way Twickenham TW2 5JT**

for

**Demolition and rebuild of and outbuilding structure to the rear garden of the main property.**

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 21/3098/HOT

## APPLICANT NAME

Mr James Vincent  
56, Beech Way  
Twickenham  
TW2 5JT

## AGENT NAME

Mr Max Rengifo  
15 Teddington Business Park Station  
Teddington  
TW11 9BQ  
United Kingdom

## SITE

56 Beech Way Twickenham TW2 5JT

## PROPOSAL

Demolition and rebuild of and outbuilding structure to the rear garden of the main property.

## SUMMARY OF CONDITIONS AND INFORMATIVES

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### CONDITIONS

U0112556	Outbuilding- Ancillary Use
U0112557	Development Begun Within Three Years
U0112558	Materials as Submitted
U0112559	Fire Safety
U0112560	Approved Drawings

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### INFORMATIVES

U0055692	Composite Informative
U0055693	NPPF APPROVAL - Para. 38-42

## DETAILED CONDITIONS AND INFORMATIVES

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### DETAILED CONDITIONS

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#### **U0112556      Outbuilding- Ancillary Use**

The outbuilding hereby permitted shall not be used other than as accommodation incidental or ancillary to the use of the existing dwelling house at 56 Beech Way, Twickenham, TW2 5JT. It should at no times be occupied separately as a self-contained dwelling unit.

REASON: To safeguard neighbour amenity and highway safety

#### **U0112557      Development Begun Within Three 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.

#### **U0112558      Materials as Submitted**

No new external finishes (including fenestration), including works of making good, shall be carried out other than in materials to match the existing, except where indicated otherwise on the submitted application form and/or approved drawings.

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

#### **U0112559      Fire Safety**

The development must be carried out in accordance with the provisions of the Fire Safety Statement dated August 2021 received by the Local Planning Authority on 2 September 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.

#### **U0112560      Approved Drawings**

The development hereby permitted shall be carried out in accordance with the following approved plans and documents, where applicable.

WRAP-A-A002 HOME OFFICE-EXISTING PLANS, RECEIVED 02/09/2021; WRAP-A-A000 EXISTING LOCATION AND SITE PLAN, RECEIVED 02/09/2021; WRAP-A-A003 HOME OFFICE-PROPOSED PLANS, RECEIVED 02/09/2021; WRAP-A-A001 PROPOSED LOCATION AND SITE PLAN, RECEIVED 02/09/2021.

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

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### DETAILED INFORMATIVES

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#### **U0055692      Composite Informative**

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

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

London Plan Policies:

D4 Delivering good design

D12 Fire Safety

Local Plan Policies:  
Local Character and Design Quality LP1  
Impact on Non-Designated Heritage Assets LP4  
Impact on Amenity and Living Conditions LP8  
Infill, Back land and Back garden Development LP39

Supplementary Planning Guidance:  
Buildings of Townscape Merit  
House Extension and External Alterations  
Village Plan - Twickenham

**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.

**U0055693 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:

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

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION  
21/3098/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