

**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



Mrs FIONA JONES  
Cameron Jones Planning Ltd  
3  
ELIZABETH GARDENS  
ASCOT  
SL5 9BJ  
United Kingdom

Letter Printed 17 December 2021

**FOR DECISION DATED**  
17 December 2021

Dear Sir/Madam

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

**Application:** 21/3128/HOT  
**Your ref:** 25 St Georges Road 75  
**Our ref:** DC/EMC/21/3128/HOT/HOT  
**Applicant:** Mr and Mrs Gilbert  
**Agent:** Mrs FIONA JONES

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

**25 St Georges Road Twickenham TW1 1QS**

for

**Demolition of existing two-storey rear extension and construction of single-storey and first floor rear extensions and new bay window, extension of roof and raising ridge by 75cm, installation of rooflights, replacement windows, demolition and part replacement of existing garage and demolition of front boundary wall/fence and replacement with new boundary wall.**

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 21/3128/HOT

## APPLICANT NAME

Mr and Mrs Gilbert  
25, St Georges Road  
Twickenham  
TW1 1QS

## AGENT NAME

Mrs FIONA JONES  
3  
ELIZABETH GARDENS  
ASCOT  
SL5 9BJ  
United Kingdom

## SITE

25 St Georges Road Twickenham TW1 1QS

## PROPOSAL

Demolition of existing two-storey rear extension and construction of single-storey and first floor rear extensions and new bay window, extension of roof and raising ridge by 75cm, installation of rooflights, replacement windows, demolition and part replacement of existing garage and demolition of front boundary wall/fence and replacement with new boundary wall.

## SUMMARY OF CONDITIONS AND INFORMATIVES

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### CONDITIONS

AT01	Development begun within 3 years
U0116356	Approved Drawings
U0116360	Drainage
U0116358	Tree Planting
U0116359	Fire Safety
U0116357	Materials to be approved

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### INFORMATIVES

U0056677	NPPF Approval Para 38-42
U0056675	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.

### U0116356 Approved Drawings

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

02 Nov 2021 411(PL2)04 REV B Proposed Ground Floor Site Plan  
Recieved 02 November 2021

06 Sep 2021 411(PL2)00 -Location Plan  
06 Sep 2021 411(PL2)01- Existing Ground Floor Site Plan  
06 Sep 2021 411(PL2)02- Existing First Floor Plan  
06 Sep 2021 411(PL2)03- Existing Roof Plan  
06 Sep 2021 411(PL2)05- Proposed First Floor Plan  
06 Sep 2021 411(PL2)06- Proposed Second Floor Plan  
06 Sep 2021 411(PL2)07 Proposed Roof Plan  
06 Sep 2021 411(PL2)08- Existing Front Elevation - Street View  
06 Sep 2021 411(PL2)09- Existing Front Elevation  
06 Sep 2021 411(PL2)10- Existing Rear Elevation  
06 Sep 2021 411(PL2)11- Existing Side (North) Elevation  
06 Sep 2021 411(PL2)12- Existing Section AA  
06 Sep 2021 411(PL2)13- Existing Section BB  
06 Sep 2021 411(PL2)14- Existing Section CC  
06 Sep 2021 411(PL2)15 -Existing Section DD  
06 Sep 2021 411(PL2)16- Proposed Front Elevation - Street View  
06 Sep 2021 411(PL2)17- Proposed Front Elevation  
06 Sep 2021 411(PL2)18- Proposed Rear Elevation  
06 Sep 2021 411(PL2)19- Proposed Side (North) Elevation  
06 Sep 2021 411(PL2)20- Proposed Section AA  
06 Sep 2021 411(PL2)21- Proposed Section BB  
06 Sep 2021 411(PL2)22- Proposed Section CC  
06 Sep 2021 411(PL2)23- Proposed Section DD  
06 Sep 2021 411(PL2)24 -Existing Front Elevation - Street View  
06 Sep 2021 411(PL2)26- Site Section EE(1)  
06 Sep 2021 411(PL2)50- Design and Heritage Statement  
All recieved 06 Sept 2021

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

### U0116360 Drainage

Prior to commencement of groundworks (excluding site investigations and demolition), the applicant must submit a final detailed drainage design including drawings and supporting calculations to the Local Planning Authority for review and approval and associated drawings. Such details should demonstrate surface water run off levels are equivalent to greenfield runoff rates or under 2 l/s and incorporate sustainable drainage systems where feasible. A detailed management plan confirming routine maintenance tasks for all drainage components must also be submitted to demonstrate how the drainage system is to be maintained for the lifetime of the development.

Reason: To prevent the risk of flooding to and from the site in accordance with relevant policy requirements including but not limited to London Plan Policy SI 13, its associated Sustainable Design and Construction SPG, the Non-Statutory Technical Standards for Sustainable Drainage Systems and Richmond's Local Plan Policy LP 21.

#### **U0116358 Tree Planting**

1. Prior to the occupation of the development hereby approved, a tree planting scheme shall be submitted to and approved in writing by the local planning authority. This scheme shall be written in accordance with the British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations (sections 5.6) and BS 8545:2014 Trees: from nursery to independence in the landscape.

Recommendations, and include:

- A) Details of the quantity, size, species, and position,
- B) Planting methodology
- C) Proposed time of planting (season)
- D) 5 year maintenance and management programme .

2. If within a period of 5 years from the date of planting that tree or any tree planted in replacement for it, is removed, uprooted, destroyed or dies (or becomes in the opinion of the local planning authority seriously damaged) then the tree shall be replaced to reflect the specification of the approved planting scheme in the next available planting season or in accordance with a timetable agreed in writing with the local planning authority.

REASON: To safeguard the appearance of the locality.

#### **U0116359 Fire Safety**

The development must be carried out in accordance with the provisions of the Fire Safety Statement dated 06 Sept 2021 prepared by Cameron Jones Planning 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.

#### **U0116357 Materials to be approved**

The external surfaces of all of the proposed works in this application (including fenestrations) and, where applicable, all areas of hard surfacing shall not be constructed other than in materials details/samples of which shall be submitted to and approved in writing by the Local Planning Authority.

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

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### **DETAILED INFORMATIVES**

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#### **U0056677 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.

- 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.
- o The application was recommended for approval and referred to the first available Planning Committee, where the agents / applicants had an opportunity to present the case.

**U0056675 Composite Informative**

**Reason for granting:**

The proposal has been considered in the light of the Development Plan, comments from statutory consultees and third parties (where relevant) and compliance with Supplementary Planning Guidance as appropriate. It has been concluded that there is not a demonstrable harm to interests of acknowledged importance caused by the development that justifies withholding planning permission.

**Principal Policies:**

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

**6. MAIN POLICIES RELEVANT TO THE DECISION**

**NPPF (2021)**

The key chapters applying to the site are:

- 4. Decision-making
- 12. Achieving well-designed places

These policies can be found at:

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/1005759/NPPF\\_July\\_2021.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf)

**London Plan (2021)**

The main policies applying to the site are:

- D4 Delivering good design
- D5 Inclusive Design
- D12 Fire Safety
- HC1 Heritage conservation and growth

These policies can be found at: <https://www.london.gov.uk/what-we-do/planning/london-plan>

**Richmond Local Plan (2018)**

The main planning considerations applying to the site and the associated Local Plan policies are:

- Impact on Local Character and Design Quality LP1
- Impact on Designated Heritage Assets LP3
- Impact on Amenity and Living Conditions LP8
- Impact on Flood Risk and Sustainable Drainage LP21
- Impact on Parking Standards and Servicing LP45

These policies can be found at

[https://www.richmond.gov.uk/media/15935/adopted\\_local\\_plan\\_interim.pdf](https://www.richmond.gov.uk/media/15935/adopted_local_plan_interim.pdf)

Supplementary Planning Documents

House Extension and External Alterations  
St Margarets Village Planning Guidance SPD (2016)

These policies can be found at:

[https://www.richmond.gov.uk/services/planning/planning\\_policy/local\\_plan/supplementary\\_planning\\_documents\\_and\\_guidance](https://www.richmond.gov.uk/services/planning/planning_policy/local_plan/supplementary_planning_documents_and_guidance)

Other Local Strategies or Publications

Other strategies or publications material to the proposal are:

Community Infrastructure Levy

St Margarets Estate Conservation Area Statement No. 19

**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.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION  
21/3128/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