

Environment Directorate / Development Management

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Mr Vlad
3 Victoria Road
London
W3 6HU

Letter Printed 9 February 2022

FOR DECISION DATED
9 February 2022

Dear Sir/Madam

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

Application: 21/3846/HOT
Your ref: 14 Radnor Gardens - Extension
Our ref: DC/JSI/21/3846/HOT/HOT
Applicant: Mr David Hope
Agent: Mr Vlad

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

14 Radnor Gardens Twickenham TW1 4NA

for

Single storey rear infill 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. Arroyo'.

www.richmond.gov.uk/planning

London Borough of Richmond upon Thames
Civic Centre, 44 York Street, Twickenham TW1 3BZ

Tel 020 8891 1411 Textphone 020 8891 7120 Email envprotection@richmond.gov.uk

Robert Angus
Head of Development Management

SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 21/3846/HOT

APPLICANT NAME

Mr David Hope
14, Radnor Gardens
Twickenham
TW1 4NA

AGENT NAME

Mr Vlad
3 Victoria Road
London
W3 6HU

SITE

14 Radnor Gardens Twickenham TW1 4NA

PROPOSAL

Single storey rear infill extension

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

U0119677	Approved Drawings
AT01	Development begun within 3 years
U0119679	Materials to match exg / approved plans
U0119678	Fire Safety Strategy

INFORMATIVES

U0058459	NPPF Approval paras 38-42
U0058461	Fire Safety - Building regs
U0058460	Composite informative

DETAILED CONDITIONS AND INFORMATIVES

DETAILED CONDITIONS

U0119677 Approved Drawings

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

11C received 08/11/2021, 07E, 08E, 09, 10E, 11E received 24/01/2022, 01E, 02E, 03E, 04E, 05E, 06E received 08/02/2022.

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

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.

U0119679 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.

U0119678 Fire Safety Strategy

The development must be carried out in accordance with the provisions of the Fire Safety Strategy prepared by Fluent Architectural Design Services received 11/01/2022 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.

DETAILED INFORMATIVES

U0058459 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:

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.

U0058461 Fire Safety - Building regs

The applicant is advised that alterations to existing buildings should comply with the Building Regulations and that this permission is not a consent under the Building Regulations, for which a separate application should be made.

U0058460 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:-

London Plan (2021)

- o Policy D12 Fire Safety

Local Plan (2018):

- o Policy LP1 Local Character and Design Quality
- o Policy LP7 Archaeology
- o Policy LP8 Amenity and Living Conditions
- o Fire safety

Supplementary Planning Documents (SPDs) / Guidance (SPGs):

- o Design Quality SPD (February 2006)
- o House Extensions and External Alterations SPD (May 2015)
- o Strawberry Hill Village Planning Guidance SPD (February 2018)

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.

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.