

**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 Mansour Amir Parviz  
19  
Courtlands Avenue  
Hampton  
TW12 3NS

Letter Printed 4 March 2022

**FOR DECISION DATED**  
4 March 2022

Dear Sir

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

**Application:** 22/0003/HOT  
**Your ref:** Mansour Amir Parviz  
**Our ref:** DC/EWI/22/0003/HOT/HOT  
**Applicant:** Mr Mansour Amir Parviz  
**Agent:**

**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 **3 January 2022** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

**19 Courtlands Avenue Hampton TW12 3NS**

for

**Two story side to rear 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 22/0003/HOT

## APPLICANT NAME

Mr Mansour Amir Parviz  
19  
Courtlands Avenue  
Hampton  
TW12 3NS

## AGENT NAME

## SITE

19 Courtlands Avenue Hampton TW12 3NS

## PROPOSAL

Two story side to rear extension

## SUMMARY OF CONDITIONS AND INFORMATIVES

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### CONDITIONS

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U0121919	Approved Drawings
U0121920	Restriction on use of roof
U0121921	Fire Safety
U0121925	Tree Protection
U0121923	Development begun within 3 years
U0121924	Obscure glazing
U0121922	Materials

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### INFORMATIVES

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U0059581	Composite informative
U0059580	NPPF APPROVAL - Para. 38-42

# DETAILED CONDITIONS AND INFORMATIVES

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## DETAILED CONDITIONS

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### **U0121919      Approved Drawings**

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

Site Location Plan; 19CA/P100 Proposed Plans and Elevations received 03 January 2022.

19CA/P01 Existing Plans and Elevations received 07 January 2022.

Application Form, received 03 January 2022.

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

### **U0121920      Restriction on use of roof**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order) no part(s) of the roof of the extension hereby approved shall be used as a balcony or terrace nor shall any access be formed thereto.

REASON: To safeguard the amenities of the occupiers of adjoining property.

### **U0121921      Fire Safety**

The development must be carried out in accordance with the provisions of the Fire Safety Statement received by the Council 14th January 2022 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.

### **U0121925      Tree Protection**

(A) No equipment, machinery or materials are to be brought on the site for the purpose of the development until all the trees to be retained have been protected by fences or other suitable means of enclosure to the distance of the outermost limit of the branch spread or as per recommendations given in Figure 2 - Protective Barrier, of the current British Standard 5837: 2005 Trees in Relation to Construction - Recommendations" whichever is the further from the tree and with regard to this proposal the protective fencing shall be at least 2.4m high, comprising a scaffolding framework, as in 8.2.2. of BS5837 (2012), supporting a minimum of 20mm exterior grade ply or other approved robust man-made boards as shown in BS5837 (2012), Figure 5, within which no activities associated with building operations shall take place, such areas also being free of the storage of materials or temporary structures.

(B) No fire shall be lit within 10m from the outside of the crown spread of the trees to be retained.

(C) The ground levels within the protected areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

(D) All means of protection shall be in situ for the duration of the development and distances of such protection should be specified by a person suitably experienced in arboriculture.

(E) No equipment, signage, fencing, tree protection barriers, materials, components, vehicles or structures to be attached to or supported by a retained tree.

(F) No mixing of cement or use of other materials or substances to take place within a Root Protection Area ('RPA'), or close enough to a RPA that seepage or displacement of those materials or substances could enter a RPA

(G) No alterations or variations to the approved works or tree protection schemes shall be carried out without the prior written approval of the local planning authority.

REASON: To ensure that the tree (s) are not damaged or otherwise adversely affected by building operations and soil compaction.

#### **U0121923      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.

#### **U0121924      Obscure glazing**

The proposed first floor window in the side (west) elevation of the extension hereby permitted shall at no time be openable or glazed, otherwise than in obscured glass, below a minimum height of 1.7 metres (5'7") above the relevant floor level.

REASON: To ensure that the proposed development does not prejudice the amenities of adjoining occupiers.

#### **U0121922      Materials**

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.

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### **DETAILED INFORMATIVES**

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#### **U0059581      Composite informative**

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

Local Plan:

- o LP 1 Local Character and Design Quality
- o LP 8 Residential Amenity and Living Conditions

Supplementary Planning Documents / Guidance:

- o Housing Extensions and External Alterations
- o Hampton Village Planning Guidance.

##### **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.