

**Environment Directorate / Development Management**

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Andrew Breathwick  
Michael Jones Architects  
129 Kew Road  
Richmond  
TW9 2PN  
United Kingdom

Letter Printed 1 August 2022

**FOR DECISION DATED**  
1 August 2022

Dear Sir/Madam

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

**Application:** 22/1503/LBC  
**Your ref:** The Waldegrave Suite  
**Our ref:** DC/JSI/22/1503/LBC/LBC  
**Applicant:** n/a  
**Agent:** Andrew Breathwick

**WHEREAS** in accordance with the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990, and any Orders or Regulations thereunder, you have made an application received on **11 May 2022** and illustrated by plans for Listed Building Consent for works at:

**St Marys University 268 Waldegrave Road Twickenham**

for

**Conversion of an existing fire exit on the western side of the building into a new entrance, including reinstatement of an existing window, and creation of screening and signage, internal modifications to this double height entrance area to create space for a platform lift, and internal modifications to the first floor area to create an accessible toilet, and link the lift and new entrance through to the main corridor of The Waldegrave Suite.**

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 and regulations made thereunder that consent 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 22/1503/LBC

## APPLICANT NAME

n/a  
St Mary's University  
268 Waldegrave Road  
Twickenham  
TW1 4SX

## AGENT NAME

Andrew Breathwick  
129 Kew Road  
Richmond  
TW9 2PN  
United Kingdom

## SITE

St Marys University 268 Waldegrave Road Twickenham

## PROPOSAL

Conversion of an existing fire exit on the western side of the building into a new entrance, including reinstatement of an existing window, and creation of screening and signage, internal modifications to this double height entrance area to create space for a platform lift, and internal modifications to the first floor area to create an accessible toilet, and link the lift and new entrance through to the main corridor of The Waldegrave Suite.

## SUMMARY OF CONDITIONS AND INFORMATIVES

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### CONDITIONS

AT04	Commence works- LBC
U0133839	Details to specified scale
U0133842	Approved drawings
U0133841	Fire Safety
U0133840	Materials to match exg/approved plans

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### INFORMATIVES

U0066376	Planning Permission
U0066379	Composite informative
U0066378	NPPF Approval paras 38-42
U0066377	Fire safety - building regs

# DETAILED CONDITIONS AND INFORMATIVES

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## DETAILED CONDITIONS

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### **AT04 Commence works- LBC**

The works to which this Listed Building Consent relates must be begun before the expiration of three years beginning with the date of this consent.

REASON: To conform with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

### **U0133839 Details to specified scale**

Prior to the commencement of development, detailed drawings to a scale of not less than 1:10; shall be submitted to and approved in writing by the Local Planning Authority. Such details shall show:

- o New entrance door incorporating window above entrance door
- o Any new internal doors, which should match originals where possible
- o Lift design details and materials
- o Increase in opening through to billiard room to show how much additional historic fabric will be removed
- o Alterations to existing door and architrave to billiard room
- o External entrance canopy design and materials and junction with existing building
- o Short section of proposed fence

The works shall be carried out in accordance with the approved details and retained as such thereafter.

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

### **U0133842 Approved drawings**

The development hereby permitted shall be carried out in accordance with the following approved plans and documents, where applicable: Site Plan, EXG 022, EXG 023, EXG 060, EXG 061, EXG 101, EXG 102, EXG 103 received 11/05/2022, 1837.01.03.DEM.022, 1837.01.03.DEM.023, 1837.02.03.PLN.023 A, 1837.01.03.PLN.060 A, 1837.02.03.PLN.022 A, 1837.01.03.PLN.103 A, 1837.01.03.PLN.101 A, 1837.01.03.PLN.102 A, 1837.01.03.PLN.100 A, 1837.01.03.PLN.061 A received 17/06/2022.

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

### **U0133841 Fire Safety**

The development must be carried out in accordance with the provisions of the Fire Safety Strategy Rev A prepared by Michael Jones Architects received 17/06/2022 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.

### **U0133840 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.

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## DETAILED INFORMATIVES

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### **U0066376 Planning Permission**

This listed building consent should be read in conjunction with planning permission reference 22/1502/FUL.

### **U0066379 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 D12 Fire Safety

Local Plan (2018):

- o Policy LP1 Local Character and Design Quality
- o Policy LP3 Designated Heritage Assets
- o Policy LP4 Non-Designated Heritage Assets
- o Site Allocation 8 St Mary's Hospital, Strawberry Hill

Supplementary Planning Guidance (SPG) / (SPDs):

- o Buildings of Townscape Merit SPD (May 2015)
- o Design Quality SPD (February 2006)
- o Strawberry Hill Village Planning Guidance SPD (February 2018)
- o Strawberry Hill Road CA43 Conservation Area Statement

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#### **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.