

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

Application: 22/1502/FUL
Your ref: The Waldegrave Suite
Our ref: DC/JSI/22/1502/FUL/FUL
Applicant: n/a
Agent: Andrew Breathwick

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 **11 May 2022** and illustrated by plans for the permission of the Local Planning Authority to develop land situated 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 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 22/1502/FUL

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

CONDITIONS

AT01	Development begun within 3 years
U0133843	Approved Drawings
U0133847	Details to specified scale
U0133845	Lift engineering report
U0133846	Materials match existing
U0133844	Fire Safety

INFORMATIVES

U0066371	NPPF Approval paras 38-42
IB01	Listed building consent
U0066373	Fire Safety - building regs
U0066372	Composite informative

DETAILED CONDITIONS AND INFORMATIVES

DETAILED CONDITIONS

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.

U0133843 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.

U0133847 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.

U0133845 Lift engineering report

Prior to the commencement of development pertaining to the hereby approved lift, an Engineering Report detailing the implementation works required shall be submitted to and approved by the Local Planning Authority. Such detail shall include engineering works required for where the approved lift would be taken through the floor structure. 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 structurally sound, in keeping with the existing building(s) and does not prejudice the appearance of the locality.

U0133846 Materials match existing

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.

U0133844 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.

DETAILED INFORMATIVES

U0066371 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:

- 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.

IB01 Listed building consent

This permission does not act as Listed Building Consent. The applicant is advised of the need to submit a separate Listed Building Application in respect of the works shown on the drawings hereby approved/or for any internal works it is wished to carry out to these premises, including painting or repainting, which would affect the architectural or historic character of this Listed Building. You are reminded that it is a criminal offence to carry out works which affect the architectural or historic interest of a Listed Building without first obtaining Listed Building Consent for those works.

U0066373 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.

U0066372 Composite informative

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 Policy LP8 Amenity and Living Conditions
- o Policy LP13 Green Belt, Metropolitan Open Land and Local Green Space

- o Policy LP16 Trees, Woodland and Landscaping
- o Policy LP21 Flood Risk and Sustainable Drainage
- 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

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.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION
22/1502/FUL

FUL 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:

Planning Application

Appeal time:

Within six months of the date of the council's decision letter.

Who can appeal?

The applicant or their agent may lodge an appeal.

The right of appeal:

You can appeal against the council's decision:

- If you applied to the Local Planning Authority and they:
 - Refused permission;
 - Gave permission but with conditions you think are inappropriate;
 - Haven't approved the details of a scheme which they or the Secretary of State have already given outline planning permission for or;
 - Have approved the details of a scheme but with conditions you think are inappropriate or unreasonable.

- If the LPA rejected a proposal arising from a condition or limitation on a planning permission.
- If the LPA don't decide your application within the time allowed. Normally the time allowed is eight weeks from when they accept your application.
- If the LPA told you they needed more information before they could decide your outline planning application, but you do not want to supply this.

You will make your appeal to the Department for Communities and Local Government of which the Planning Inspectorate is a part. Most are decided by specialist officers in the Planning Inspectorate. Only the person or business applying for consent to display an advertisement may appeal. If the council issues a discontinuance notice, only those on whom the notice is served may appeal.

The appeal process:

Appeals must be made

- Online at www.planninginspectorate.gov.uk, or
- 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 process is fully documented on the website of the Planning Inspectorate www.planninginspectorate.gov.uk, however in summary there are three main types of appeal:

Written procedure:

Written evidence is considered from the applicant/agent/business and the council. The council will send copies of any letters of objection or support they received when considering your application. Within six weeks of the Inspectorate receiving your appeal forms the council will send a copy of their statement to the Inspectorate. You must make any comment on these within three weeks.

Hearing procedure:

Hearings allow you and the council to exchange views and discuss your appeal. Before the hearing the council will send a copy of their statement to you and the Inspectorate. You can comment on their statement in writing otherwise the Inspectorate will treat the reasons given in your appeal form as the basis of your case for discussion.

Hearings are usually held in council offices. The Inspector leads the discussion and invites the people involved to put their points across. The Inspector will visit the site unaccompanied before the hearing and will make a further accompanied visit as part of the hearing.

Inquiry procedure:

Inquiries are normally for large-scale applications. A public inquiry is a formal procedure in which both parties have legal representation.

Making your views known on someone else's appeal:

The LPA will notify anyone who took part in the consultations when you first applied for permission that you are appealing. For appeals decided by hearing or inquiry the LPA will tell interested people when and where this will be and let them know that they can attend. The Inspectorate will also take account of the views of certain groups who have a right to comment, for example, owners of a site, local amenity groups and so on.

Costs:

Normally you and the council will pay for your own expenses in an appeal. You can only claim costs when you can show that the council have behaved in an unreasonable way causing unnecessary expense.

Who to contact?

The Planning Inspectorate

Website www.planninginspectorate.gov.uk

Email enquiries@pins.gsi.gov.uk

Telephone 0303 444 5000

Write to Initial Appeals, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN

London Borough of Richmond upon Thames

Website www.richmond.gov.uk/planning

Email planningappeals@richmond.gov.uk

Telephone 020 8891 1411 for advice

Write to The Appeals Officer, Development Control, Civic Centre, 44 York Street, Twickenham TW1 3BZ