

**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)  
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Mr Simon Brown  
Simon Brown Architects  
6 Phoenix Wharf  
Eel Pie Island  
Twickenham  
TW1 3DY

Letter Printed 3 February 2023

**FOR DECISION DATED**  
3 February 2023

Dear Sir/Madam

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

**Application:** 21/3363/HOT  
**Your ref:** Adelaide House  
**Our ref:** DC/EMC/21/3363/HOT/HOT  
**Applicant:** Mr Benedict Phillips  
**Agent:** Mr Simon Brown

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

**16 Park Road Teddington TW11 0AG**

for

**Part demolition & extension of the existing single storey outbuilding to rear, removal of the rear first floor WC extension, reinstatement of existing windows to rear and minor alterations to the existing internal walls of the Grade 2 listed property.**

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 21/3363/HOT

## APPLICANT NAME

Mr Benedict Phillips  
16, Park Road  
Teddington  
TW11 0AG

## AGENT NAME

Mr Simon Brown  
6 Phoenix Wharf  
Eel Pie Island  
Twickenham  
TW1 3DY

## SITE

16 Park Road Teddington TW11 0AG

## PROPOSAL

Part demolition & extension of the existing single storey outbuilding to rear, removal of the rear first floor WC extension, reinstatement of existing windows to rear and minor alterations to the existing internal walls of the Grade 2 listed property.

## SUMMARY OF CONDITIONS AND INFORMATIVES

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### CONDITIONS

AT01	Development begun within 3 years
U0149484	Approved Drawings
U0149485	Tree Protection
U0149486	Fenestration Details
BD12	Details - Materials to be approved
U0149487	Fire Safety Statement
U0149488	Schedule of Works
U0149489	Biodiverse green~brown roof features

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### INFORMATIVES

U0074522	Composite Informative
U0074521	NPPF Approval Para 38-42

# 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.

### U0149484 Approved Drawings

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

25 Mar 2022 404(PL)20-FIRE SAFETY STRATEGY Rev B

Received 25 March 2022

16 Jun 2022 404(PL)12-SECTION A Rev C  
16 Jun 2022 404(PL)14-PROPOSED BATHROOM PLAN Rev C  
16 Jun 2022 404(PL)15-PROPOSED BATHROOM PLAN Rev C

Received 16 June 2022

07 Oct 2022 404(PL)05-PROPOSED BLOCK SITE PLAN Rev D  
07 Oct 2022 404(PL)07-PROPOSED FIRST FLOOR PLAN Rev D  
07 Oct 2022 404(PL)08-PROPOSED SECOND FLOOR PLAN Rev D  
07 Oct 2022 404(PL)10-SIDE ELEVATION Rev D  
07 Oct 2022 404(PL)11-REAR ELEVATION Rev D  
07 Oct 2022 404(PL)13-SECTION B Rev D  
07 Oct 2022 404(PL)16-ROOF DETAIL A - SHEET 1 Rev C  
07 Oct 2022 404(PL)17-ROOF DETAIL B - SHEET 2 Rev B  
07 Oct 2022 404(PL)20 - PROPOSED LANDSCAPE PLAN.PDF

Landscape

Received 07 Oct 2022

23 Dec 2022 404(PL)02 Existing Ground Floor Plan RevB  
23 Dec 2022 404(PL)06 Proposed Ground Floor Plan RevE.  
23 Dec 2022 404(PL)18-ROOF DETAIL C RevB

Received 23 Dec 2022

27 Sep 2021 404(PL)00 Location Plan  
27 Sep 2021 404(PL)03 Existing First Floor Plan  
27 Sep 2021 404(PL)04 Existing Second Floor Plan  
27 Sep 2021 404(PL)09 Front Elevation

Received 27 Sept 2021

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

### U0149485 Tree Protection

A. The development hereby approved shall not be implemented other than in accordance with the principles and methodology as described within the Arboricultural Report from Crown Consulting, dated 25th May 2021, reference 10917, plus associated AMS and TPP drawings and illustrations reference CCL/10817 previously agreed in writing with the local planning authority.

B. Prior to commencement of works, confirmation of the appointment of a retained Arboricultural consultant to conduct and submit an auditable system of site supervision and monitoring shall be submitted to and approved by the Local Planning Authority via the LBRuT planning portal.

REASON: To ensure that the protected trees T1 - T8 are not damaged or otherwise adversely affected by demolition, building operations, excavations and soil compaction.

#### **U0149486 Fenestration Details**

The development shall not be carried out other than in accordance with detailed drawings of the proposed windows and doors to a scale of not less than 1:20 metres which shall be submitted to and approved in writing by the Local Planning Authority, such details are required to show: materials, dimensions and slimline double-glazing details.

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

#### **BD12 Details - Materials to be approved**

The external surfaces of the building(s) (including fenestration) 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.

#### **U0149487 Fire Safety Statement**

The development must be carried out in accordance with the provisions of the Fire Safety Statement 27 Sept 2021 prepared by Simon Brown Architects 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

#### **U0149488 Scedhule of Works**

The development hereby approved shall not be implemented other than in accordance with the:

-Adelaide House, 16 Park Road, Teddington TW11 0AG Construction Method Statement for works to a Listed Building 04 October 2022 by Simon Brown Architects  
-Adelaide House, 16 Park Road, Teddington TW11 0AG Enhancements to a Listed Building 30 June 2021 by Simon Brown Architects

REASON: To ensure that the proposed development does not prejudice the character and appearance of the Grade II Listed Building No. 16 Park Road or the Park Lane Conservation Area.

#### **U0149489 Biodiverse green~brown roof features**

Full details of all biodiversity (green with brown features) roof/s shall be submitted to and approved in writing by the local planning authority prior to occupation; and thereafter implemented in accordance with these details.

(A) These details shall be:

- o biodiversity based with extensive substrate base (min depth 80mm);
- o planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% native sedum coverage).

(B) Details should:

- o not be used as an amenity or sitting out space of any kind whatsoever and shall only be accessed in the case of essential maintenance or repair, or escape in case of emergency.
- o Include full maintenance details including access arrangements.

Reason: To enhance nature conservation interest.

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## **DETAILED INFORMATIVES**

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### **U0074522 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:-

NPPF (2021)

The key chapters applying to the site are:

2. Achieving sustainable development Paragraphs 7 to 14
3. Plan-making Paragraphs 15 to 37
4. Decision-making Paragraphs 38 to 59
5. Delivering a sufficient supply of homes Paragraphs 60 to 80
  
12. Achieving well-designed places Paragraphs 126 to 136
14. Meeting the challenge of climate change, flooding and coastal change Paragraphs 152 to 173
16. Conserving and enhancing the historic environment Paragraphs 189 to 208

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:

D3 Optimising site capacity through design-led approach

D4 Delivering good design

D12 Fire Safety

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:

Issue Local Plan Policy

Local Character and Design Quality LP1

Designated Heritage Assets LP3

Archaeology LP7

Amenity and Living Conditions            LP8  
Flood Risk and Sustainable Drainage            LP21

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

- o House Extensions and External Alterations (2015)
- o Hampton Wick and Teddington Village Planning Guidance SPD (2017)
- o Design Quality SPD (2006)

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

The Character Appraisal & Management Plan Conservation Area - Park Road no.22

#### **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 BS 5228-1:2009+A1:2014 - Noise and vibration control on construction and open sites.

Any enquiries for further information should be made to the Noise & Nuisance Team, Regulatory Services Partnership NoiseandNuisance@merton.gov.uk.

### **U0074521 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 amended following negotiations with the Council to ensure the scheme complied with adopted policy and guidance, and a decision was made without delay.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION  
21/3363/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