

Environment Directorate / Development Management

Web: www.richmond.gov.uk/planning
Email: envprotection@richmond.gov.uk
Tel: 020 8891 1411
Textphone: 020 8891 7120



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

Letter Printed 24 March 2023

FOR DECISION DATED
24 March 2023

Dear Sir/Madam

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

Application: 23/0143/HOT
Your ref: 18 Twickenham Road - Househol...
Our ref: DC/GAP/23/0143/HOT/HOT
Applicant: Mr & Mrs Mike & Caroline Curran
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 **18 January 2023** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

18 Twickenham Road Teddington TW11 8AG

for

Part single, part two-storey side/rear extension at lower ground and ground floor levels with front elevation fenestration alteration.

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 23/0143/HOT

APPLICANT NAME

Mr & Mrs Mike & Caroline Curran
243 Stanley Road
Twickenham
TW2 5NL

AGENT NAME

Andrew Breathwick
129 Kew Road
Richmond
TW9 2PN
United Kingdom

SITE

18 Twickenham Road Teddington TW11 8AG

PROPOSAL

Part single, part two-storey side/rear extension at lower ground and ground floor levels with front elevation fenestration alteration.

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

U0152992	Approved drawings and documents
AT01	Development begun within 3 years
BD14A	Materials to match existing
U0152994	Fire Safety
U0152995	Window obscure glazed-No openable
U0152993	Restriction on use of roof

INFORMATIVES

U0076478	Composite Informative
U0076477	NPPF APPROVAL - Para. 38-42

DETAILED CONDITIONS AND INFORMATIVES

DETAILED CONDITIONS

U0152992 Approved drawings and documents

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

1792.03.03.PLN05.63 REV A, 1792.03.03.PLN05.62 REV C, 1792.03.03.PLN05.61 REV B, 1792.03.03.PLN05.60 REV A, 1792.03.03.PLN05.040 REV B, 1792.03.03.PLN05.024 REV C, 1792.03.03.PLN05.023 REV C, 1792.03.03.PLN05.022 REV C, 1792.03.03.PLN05.021 REV C, 1792.01.03.EXG05.63, 1792.01.03.EXG05.62, 1792.01.03.EXG05.61, 1792.01.03.EXG05.60, 1792.01.03.EXG05.040, 1792.01.03.EXG05.024, 1792.01.03.EXG05.023, 1792.01.03.EXG05.022, 1792.01.03.EXG05.021, 1792.01.03.EXG.002, 1792.01.03.EXG.001, FLOOD RISK ASSESSMENT - received 18 January 2023.

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.

BD14A Materials to 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.

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

U0152994 Fire Safety

The development must be carried out in accordance with the provisions of the Fire Safety Strategy received the 18 January 2023, 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.

U0152995 Window obscure glazed-No openable

The proposed ground floor window(s) in the side elevation(s) of the building(s) hereby approved 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.

U0152993 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 building(s) 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.

DETAILED INFORMATIVES

U0076478 Composite Informative

Principal Policies:

Where relevant, the following have been taken into account in the consideration of this proposal:-

National Planning Policy Framework (NPPF 2021)

London Plan (2021)

Local Plan (2018):

- o LP 1 Local Character and Design Quality
- o LP 4 Impact on Amenity and Living Conditions
- o LP 7 Archaeology
- o LP 8 Amenity and Living Conditions
- o LP 21 Flood Risk and Sustainable Drainage

Supplementary Planning Documents:

- o House Extensions and External Alterations SPD (2015)
- o Hampton Wick & Teddington Village Planning Guidance SPD (2017)
- o Buildings of Townscape Merit SPD (2015)

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.

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.

U0076477 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 considered acceptable as submitted, and a decision was made without delay.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION
23/0143/HOT

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, 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

Email enquiries@pins.gsi.gov.uk

Telephone 0303 444 5000

London Borough of Richmond Upon Thames -

Website www.richmond.gov.uk/planning

Email planningappeals@richmond.gov.uk

Telephone 020 8891 1411 for advice