

Environment Directorate / Development Management

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Sam Kamleh
Architecture:WK Ltd
The Powder Rooms
69-71 Broad Street
Teddington
TW11 8QZ
United Kingdom

Letter Printed 23 June 2023

FOR DECISION DATED
23 June 2023

Dear Sir/Madam

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

Application: 23/0679/FUL
Your ref: 1365 - Park Lane Stables RDA
Our ref: DC/AMU/23/0679/FUL/FUL
Applicant: Ms Natalie O'Rourke & Trustees
Agent: Sam Kamleh

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 **15 March 2023** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

Park Lane Stables Park Lane Teddington TW11 0HY

for

Reversion of 2 bedroom flat, converted in 1990s, back to use as part of Park Lane Stables to accommodate DDA compliant w.c., counselling room, reception area and stable for 'Cuddle Horse' and associated works to improve accessibility and usability. Changes to front elevation to improve fencing and fenestration and to include names of donors.

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 23/0679/FUL

APPLICANT NAME

Ms Natalie O'Rourke & Trustees
Park Lane Stables Park Lane
Teddington
Richmond Upon Thames
TW11 0HY

AGENT NAME

Sam Kamleh
The Powder Rooms
69-71 Broad Street
Teddington
TW11 8QZ
United Kingdom

SITE

Park Lane Stables Park Lane Teddington TW11 0HY

PROPOSAL

Reversion of 2 bedroom flat, converted in 1990s, back to use as part of Park Lane Stables to accommodate DDA compliant w.c., counselling room, reception area and stable for 'Cuddle Horse' and associated works to improve accessibility and usability. Changes to front elevation to improve fencing and fenestration and to include names of donors.

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

AT01	Development begun within 3 years
U0159007	Approved Drawings
U0159008	Materials to be Approved
U0159009	Fire Safety
U0159010	Conservation Roof Lights
U0159011	PV Panel Details

INFORMATIVES

U0079948	NPPF APPROVAL - Para. 38-42
U0079947	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.

U0159007 Approved Drawings

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

1365 SV 00 REV A; 1365 SV 01 REV A; 1365-PL01-01 REV B, received 7th June 2023.

1365-C-03B; 1365-C-04; 1365-C-06A; 1365-C-07, and Application Form, received 15th March 2023.

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

U0159008 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.

U0159009 Fire Safety

The development must be carried out in accordance with the provisions of the Fire Safety Strategy and Plan prepared by Architecture WK Ltd and received by the Council 15th March 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.

U0159010 Conservation Roof Lights

The rooflights hereby approved shall at all times be black framed, conservation type and shall be mounted flush with the roof unless otherwise agreed in writing by the Local Planning Authority.

REASON: In order to safeguard the character and appearance of the Conservation Area.

U0159011 PV Panel Details

The development shall not be carried out other than in accordance with detailed drawings to a scale of not less than 1:50; which shall be submitted to and approved in writing by the Local Planning Authority, to show details of photovoltaic panels including siting, design and appearance, height above roof slope and manufacturer's specification.

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

DETAILED INFORMATIVES

U0079948 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 within an agreed extension of time.

U0079947 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:

London Plan:

Policy D4 Delivering good design
Policy D5 Inclusive Design
Policy D12 Fire Safety
SI 12 Flood risk management
SI 13 Sustainable Drainage
T4 Assessing and mitigating transport impacts

Local Plan:

- o LP 1 Local Character and Design Quality
- o LP 4 Non-Designated Heritage Assets
- o LP 8 Residential Amenity and Living Conditions
- o LP 20 Climate Adaption
- o LP 21 Flood Risk and Sustainable Drainage
- o LP 22 Sustainable Design and Construction
- o LP 24 Waste Management
- o LP 28 Social and Community Infrastructure
- o LP 38 Loss of Housing
- o LP 44 Sustainable Travel Choices
- o LP 45 Parking Standards and Servicing

Supplementary Planning Documents / Guidance:

- o Design Quality
- o Buildings of Townscape Merit
- o Transport
- o Refuse and Recycling Storage Requirements
- o Residential Development Standards
- o Sustainable Construction Checklist
- o Village Plan - Hampton Wick and Teddington Village

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.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION
23/0679/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