

**Environment Directorate / Development Management**

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Mr Trevor Mann  
23 The Grove  
Teddington  
TW11 8AS  
United Kingdom

Letter Printed 5 July 2023

**FOR DECISION DATED**  
5 July 2023

Dear Sir

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

**Application:** 23/1320/HOT  
**Your ref:** 23 The Grove  
**Our ref:** DC/NCO/23/1320/HOT/HOT  
**Applicant:** Mr Trevor Mann  
**Agent:**

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

**23 The Grove Teddington TW11 8AS**

for

**Replace the roof of the garage with a new roof due to recent damage.**

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. Arroyo'.

Robert Angus  
Head of Development Management

# SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 23/1320/HOT

## APPLICANT NAME

Mr Trevor Mann  
23 The Grove  
Teddington  
TW11 8AS  
United Kingdom

## AGENT NAME

## SITE

23 The Grove Teddington TW11 8AS

## PROPOSAL

Replace the roof of the garage with a new roof due to recent damage.

## SUMMARY OF CONDITIONS AND INFORMATIVES

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### CONDITIONS

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AT01	Development begun within 3 years
U0160018	Decision Drawings
U0160017	Materials to Match Existing
U0160016	Fire Safety

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### INFORMATIVES

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U0080567	Composite Informative
U0080569	NPPF Approval Paras. 38-42
U0080568	Fire Safety Building Regs

# 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.

### **U0160018 Decision Drawings**

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

Location Plan; Existing Plans, Proposed Plans, Site Plan; received 05th May 2023.

Application Form and Heritage Statement received 15th May 2023.

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

### **U0160017 Materials to Match Existing**

The external surfaces of the building(s) (including fenestration) and all areas of hard surfacing, where applicable, shall not be constructed other than in materials to match the existing and in accordance with details submitted.

REASON: To ensure that the proposed development is in keeping with the existing Building of Townscape Merit and does not prejudice the character and appearance of the Conservation Area.

### **U0160016 Fire Safety**

The development must be carried out in accordance with the provisions of the Fire Safety Strategy prepared by Trevor Mann received 15th May 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.

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## DETAILED INFORMATIVES

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### **U0080567 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 Policy D12 Fire Safety

Local Plan (2018):

- o Policy LP1 Local Character and Design Quality
- o Policy LP3 Designated Heritage Assets

- o Policy LP8 Amenity and Living Conditions

Supplementary Planning Documents (SPDs):

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

Other Guidance

- o CA26 The Grove 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.