

Environment Directorate / Development Management

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Mr Mark Shearman, First Plan
Broadwall House
21 Broadwall
London
SE1 9PL

Letter Printed 24 July 2023

FOR DECISION DATED
24 July 2023

Dear Sir/Madam

The Town and Country Planning Act 1990, (as amended)
The Town And Country Planning (General Permitted Development) (England)
Order 2015 (as Amended)
The Town and Country Planning (Development Management Procedure)
(England) Order 2015

Application: 23/1495/GPD26
Your ref:
Our ref: DC/GAP
Applicant: Seventy Four Prop Co
Agent: Mr Mark Shearman, First Plan

WHEREAS in accordance with the provisions of the Town and Country Planning Act 1990 and the relevant Orders made thereunder, you have made an application received on **31 May 2023** for a **PRIOR APPROVAL** relating to:

25 Church Road Teddington TW11 8PF

for

Prior approval for change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3) to form 3 dwellings.

This written notice confirms that **prior approval is required and is hereby given** for the proposed development, by virtue of The Town And Country Planning (General Permitted Development) (England) Order 2015 (as Amended), subject to conditions outlined overleaf.

The applicants are advised that this written notice **does not constitute a Certificate of Lawfulness.**

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 23/1495/GPD26

APPLICANT NAME
Seventy Four Prop Co

AGENT NAME
Mr Mark Shearman, First Plan
Broadwall House
21 Broadwall
London
SE1 9PL

SITE
25 Church Road Teddington TW11 8PF

PROPOSAL
Prior approval for change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3) to form 3 dwellings.

The condition(s) and/or informatives(s) applicable to this application are as follows:

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

U0161297	Schedule 2, Part 2 Class MA
U0161298	Parking Permits Restriction - GRAMPPIAN
U0161299	Cycle parking
U0161303	External Alterations
U0161301	Refuse storage
U0161302	Refuse arrangements
U0161300	Land Contamination

INFORMATIVES

U0081327	CIL Liable
U0081329	Composite Informative
U0081328	Decision Drawings and Documents

DETAILED CONDITIONS AND INFORMATIVES

DETAILED CONDITIONS

U0161297 Schedule 2, Part 2 Class MA

Development under Schedule 2, Part 2 Class MA is permitted subject to the condition that-

- a) The development shall be carried out in accordance with the information submitted to the local planning authority;
- b) The development under Class MA must be completed within a period of 3 years starting with the date the prior approval is granted;
- c) Any building permitted to be used as a dwellinghouse by virtue of Class MA is to remain in use as a dwellinghouse within the meaning of Class C3 of Schedule 1 to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the use as a dwellinghouse.

U0161298 Parking Permits Restriction - GRAMPIAN

Before the development hereby permitted begins a scheme shall be agreed in writing with the local planning authority and be put in place to ensure that, with the exception of disabled persons, no resident/commercial occupier of the development shall obtain a resident/commercial parking permit within any controlled parking zone which may be in force in the area at any time, nor a season ticket/enter into a contract to park in any car park controlled by the Council.

REASON: To ensure that the development does not generate an increased demand for on-street car parking to the detriment of the free flow of traffic, the conditions of general safety along the neighbouring highways, the amenity of the area and to accord with the Councils car parking policy and standards.

U0161299 Cycle parking

No building/dwelling/part of the development shall be occupied until cycle parking facilities have been provided in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show the position, design, materials and finishes thereof.

REASON: To accord with this Council's policy to discourage the use of the car wherever possible.

U0161303 External Alterations

No building/dwelling/part of the development shall be occupied until the external changes approved under the applications reference: 22/3200/FUL and 22/3200/NMA have been fully implemented.

REASON: To ensure that suitable daylight and sunlight standards are achieved.

U0161301 Refuse storage

No refuse or waste material of any description shall be left or stored anywhere on the site other than within a building or refuse enclosure.

REASON: To safeguard the appearance of the property and the amenities of the area.

U0161302 Refuse arrangements

None of the buildings hereby approved shall be occupied until arrangements for the storage and disposal of refuse/waste have been made in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

REASON: To safeguard the appearance of the property and the amenities of the area.

U0161300 Land Contamination

a) No development shall occur until:

i) a preliminary risk-assessment shall be submitted to and approved in writing by the local planning authority.

ii) a site-investigation has been conducted to consider the potential for contaminated-land and shall be submitted to and approved in writing by the local planning authority.

iii) a remediation method statement, described to make the site suitable for, intended use by removing unacceptable risks to sensitive receptors, and shall be submitted to and approved in writing by the local planning authority.

b) Prior to first occupation:

The remediation shall be completed and a verification report, produced on completion of the remediation, shall be submitted to and approved in writing by the local planning authority.

REASON: To protect future users of the site and the environment.

DETAILED INFORMATIVES

U0081327 CIL Liable

The applicant is advised that this permission results in a chargeable scheme under the Borough's and the Mayor of London's Community Infrastructure Levy.

U0081329 Composite Informative

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.

U0081328 Decision Drawings and Documents

For the avoidance of doubt the Drawing(s) No(s) and Documents to which this decision refers are as follows:-

LAND CONSTRAINTS, HISTORICAL MAPPING PART 1, HISTORICAL MAPPING PART 2, HISTORICAL MAPPING PART 3, 20114-A-010-P, 22228-A-113, STATEMENT (ref.: 22399/MS/TA), FLOOD RISK ASSESSMENT (ref.: 231639/FRA/AG/RS/02 REV B), PHASE 1 GEO-ENVIRONMENTAL DESK STUDY AND PRELIMINARY ASSESSMENT (ref.: 3219/RPT 1V1), INTERNAL DAYLIGHT ASSESSMENT (ref.: 4828.2) - received 1 June 2023.

Email Named "Vacant Property Evidence" received 28 June 2023.

STATUTORY DECLARATION dated 5 July 2023.

22228-A-110 REV A, 22228-A-110 REV C, 22228-A-111 REV A, 22228-A-111 REV B, 22228-A-112, 22228-A-112 REV C - received 21 July 2023.

PLEASE NOTE

This notice applies only to the extent of the use/operations/matter described and to the land specified. Any use/operations/matter which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION
23/1495/GPD26

NOTES:

- 1. If you are aggrieved by the decision of the Council to refuse an application for prior approval under Section 192 of the Town and Country Planning Act 1990 (as amended) you may appeal to the Secretary of State under Section 195 of the Act (as amended).**
- 2. Notices of appeal must be submitted online at www.planninginspectorate.gov.uk or in writing to Initial Appeals, The Planning Inspectorate, Temple Quay House, 2 The Square,**

Bristol BS1 6PN or in Wales to the Secretary of State for Wales, Cathays Park, Cardiff CF1 3NQ. Copies of all relevant documents, including the application, the notice of decision and all plans, drawings and correspondence must be supplied to the Secretary of State.

- 3. You are advised to consult the brief official guide to the applications and appeals, published by the department of the Environment and the Welsh Office from which the appeal forms may also be obtained on request.**