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TOWN AND COUNTRY PLANNING ACT 1990: DECISION NOTICE

Mr A Kudhail
C/o Mr D O Keeffee
87 Nursery Road
Sunbury
TW16 6LW

**APPLICATION GRANTED
THIS APPLICATION IS
SUBJECT TO A LEGAL
AGREEMENT**

Please contact: Planning Support

Please telephone: 0845 612 2660

Your ref:

Our ref:
DC/COC/06/2171/FUL/FUL

Letter Printed: 21 May 2007

FOR DECISION DATED
21.05.2007

Dear Sir/Madam

Applicant: Mr A Kudhail

Agent: Mr D O Keeffee

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 **3 July 2006** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

108A High Street, Whitton, Middlesex, TW2 7LN.

for

Conversion Of Existing Maisonette Into 2 No. Self Contained Flats; Erection Of A Rear External Staircase And Other External Alterations.

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


Robert Angus
Development Control Manager

APPLICANT NAME

Mr A Kudhail
 34 Abbots Road
 Southall
 UB1 1HT

AGENT NAME

Mr D O Keefee
 87 Nursery Road
 Sunbury
 TW16 6LW

SITE:

108A High Street, Whitton, Middlesex, TW2 7LN.

PROPOSAL:

Conversion Of Existing Maisonette Into 2 No.Self Contained Flats; Erection Of A Rear External Staircase And Other External Alterations.

SUMMARY OF CONDITIONS AND INFORMATIVES**CONDITIONS:**

AT01 Development begun within 3 years
 U15147 Details of glazed screen to be approved
 U15160 No reduction in dwelling units

U15161 Colour of staircase - Proposed

INFORMATIVES:

U24735 Composite Informative

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.

U15147 Details of glazed screen to be approved

Prior to the commencement of development, details/samples of an obscure glazed screen, to be erected on the northern side of the new staircase, shall be submitted to and approved in writing by the Local Planning Authority. The screen shall be erected prior to the occupation of the upper flat and shall be retained thereafter.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality.

U15160 No reduction in dwelling units

No alterations shall be made to the 2 flats hereby approved nor shall they be occupied in any way which would result in a reduction in the number of residential units.

REASON: To ensure that the development continues to contribute to the housing needs of the Borough by the retention of dwellings of a variety of sizes and types.

U15161 Colour of staircase - Proposed

The external staircasing shall be painted black or such other colour as may be agreed in writing by the Local Planning Authority, within 4 weeks of installation.

REASON: To safeguard the appearance of the property and the area in general.

DETAILED INFORMATIVES

U24735 Composite Informative

Decision Drawings:

For the avoidance of doubt the drawing numbers to which this decision refers are as follows:- OS Map, DOK/06/AK/01 and DOK/06/AK/02 received on 5th January 2007.

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. The proposal would not result in harm to the privacy and amenities of the occupiers of the neighbouring flats, local parking conditions or to the appearance of the area.

Principal Policies:

The following have been taken into account in the consideration of this proposal:-

Unitary Development Plan - First Review 2005 policies STG 6, BLT 11, 15, 16, HSG 1, 11, TRN 2 and 4.

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 7300).

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

SCHEDULE OF REASONS FOR APPLICATION 06/2171/FUL

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.

You are recommended to prepare a survey, including photographs, of the condition of the adjacent public highway, including pavement, which should be sent to the Local Highway Authority prior to the commencement of work to ensure that damage to the highway is prevented or repaired. Otherwise you and/or your contractor, may be held responsible for any damage found on completion of the works.

If the pavement is already broken or damaged you should contact Traffic and Transport, London Borough of Richmond upon Thames, 44 York Street, Twickenham TW1 3BZ (Telephone 020 8891 1411) to arrange a joint inspection of the footway before work commences.

Noise control - Building sites:

Attention is drawn to the noise control provisions of the Environmental Protection Act 1990. Any enquiries for further information should be made to the Commercial Environmental Health Team, 7B Parkshot, Richmond TW9 2RT (Tel: 020 8891 7994).

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 06/2171/FUL
