

Place Division / Development Management

Web: www.richmond.gov.uk/planning
Email: envprotection@richmond.gov.uk
Tel: 020 8891 1411
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Mr John Rich
John Rich Architects
6A Royal Parade
Kew Gardens
Richmond upon Thames
TW9 3QD
United Kingdom

Letter Printed 14 May 2024

FOR DECISION DATED
14 May 2024

Dear Sir/Madam

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

Application: 24/0733/HOT
Your ref: 13 Maze Rd PL1
Our ref: DC/RHE/24/0733/HOT/HOT
Applicant: Mr & Mrs D Kennerley
Agent: Mr John Rich

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 **20 March 2024** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

13 Maze Road Kew Richmond TW9 3DA

for

Ground Floor Side Extension, part demolition of a garage, new widened driveway opening and addition of telescopic driveway gate, addition of conservation roof lights, upgrade of all windows, addition of ASHP and PV Panels

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 24/0733/HOT

APPLICANT NAME

Mr & Mrs D Kennerley
Route Suisse 7
Coppet
Vaud
1296
Switzerland

AGENT NAME

Mr John Rich
6A Royal Parade
Kew Gardens
Richmond upon Thames
TW9 3QD
United Kingdom

SITE

13 Maze Road Kew Richmond TW9 3DA

PROPOSAL

Ground Floor Side Extension, part demolition of a garage, new widened driveway opening and addition of telescopic driveway gate, addition of conservation roof lights, upgrade of all windows, addition of ASHP and PV Panels

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

AT01	Development begun within 3 years
U0181167	Approved Plans
U0181173	Conservation Rooflights
U0181168	Materials
U0181169	Fire Safety
U0181172	ASHP Noise
U0181170	Submitted Arboricultural details

INFORMATIVES

U0091534	Composite Informative
U0091533	NPPF APPROVAL - Para. 38-42

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.

U0181167 Approved Plans

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

OS Map 23.6006 A049, Existing Site Plan & Roof Plan A050, Proposed Site Plan & Roof Plan A051, Existing & Proposed Ground Floor Plan A052, Existing & Proposed First Floor Plan A053, Existing & Proposed Loft Floor Plan A054, Existing & Proposed Front Elevation A055.1, Existing & Proposed (NE) Side Elevations A056.1, Existing & Proposed Rear Elevations A057, Existing & Proposed (SW) Side Elevations A058.1, Existing & Proposed Sections A059 Received 20th March 2024

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

U0181173 Conservation Rooflights

All replacement and new rooflights to the main house should be conservation style and flush with the roof.

REASON: To ensure the materials used are in keeping with the surrounding Kew Green Conservation Area.

U0181168 Materials

No new external finishes (including fenestration), including works of making good, shall be carried out other than in materials to match the existing, except where indicated otherwise on the submitted application form and/or approved drawings.

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

U0181169 Fire Safety

The development must be carried out in accordance with the provisions of the Fire Safety Strategy received by the Council on 28th February 2024 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.

U0181172 ASHP Noise

a) The plant hereby permitted shall not be installed or operated other than in strict accordance with the details provided in the acoustic report submitted by Environmental Equipment Corporation Limited Ref. RF/EC20426-3 and dated 23rd January 2024.

b) The plant shall be serviced regularly in accordance with the manufacturer's instructions and as necessary to ensure that the requirements of the condition are maintained. If at any time the plant is determined by the local planning authority to be

failing to comply with this condition, it shall be switched off upon written instruction from the local planning authority and not operated again until it is able to comply.

REASON: To safeguard amenity of nearby occupants

U0181170 Submitted Arboricultural details

A. The development hereby approved shall not be implemented other than in accordance with the principles and methodology as described within the approved Arboricultural details "Arboricultural Impact Assessment and Arboricultural Method Statement Ref: PB/5837&AIA-24/01.04/Rev A_AMS Date: 18/04/2024", unless otherwise previously agreed in writing with the local planning authority.

B. Prior to commencement of works, confirmation of the appointment of a retained Arboricultural consultant to conduct and submit an auditable system of site supervision and monitoring shall be submitted to and approved by the Local Planning Authority.

C. Illustrated monitoring reports concerning the condition of retained trees shall be submitted to and approved by the Local Planning Authority, upon commencement and completion of works hereby approved.

REASON: To ensure that the tree(s) are not damaged or otherwise adversely affected by demolition, building operations, excavations and soil compaction.

DETAILED INFORMATIVES

U0091534 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 Policies: D4, D12, HC1

Local Plan Policies: LP1, LP3, LP8, LP16, LP21

Supplementary Planning Guidance: House Extension and External Alterations, Conservation Areas, Development Control for Noise Generating and Noise Sensitive Development, Kew Village Planning Guidance, Kew Green Conservation Area Statement and Study

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.

U0091533 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 acceptable as submitted, and approved without delay.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION
24/0733/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