

Place Division / Development Management

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Ms Rebecca Rajah Pike
Studio Pike Ltd.
The Boathouse Design Studio
27 Ferry road
Teddington
TW11 9NN
United Kingdom

Letter Printed 1 August 2024

FOR DECISION DATED
1 August 2024

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: 24/1628/PS192
Your ref: 4 Mead Road
Our ref: DC/IZM/24/1628/PS192/PS192
Applicant: Mr and Mrs Robert and Danielle Crombie
Agent: Ms Rebecca Rajah Pike

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 **27 June 2024** for a **CERTIFICATE OF LAWFUL USE OR DEVELOPMENT** relating to:

4 Mead Road Ham Richmond TW10 7LG

for

Formation of a porch to the front elevation

You are advised that the above works/use at the premises edged red on the decision drawings specified on the attached schedule were/was lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended) for the reason(s) summarised and detailed 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 24/1628/PS192

APPLICANT NAME

Mr and Mrs Robert and Danielle Crombie
4 Mead Road
Ham
Richmond Upon Thames
TW10 7LG

AGENT NAME

Ms Rebecca Rajah Pike
The Boathouse Design Studio
27 Ferry road
Teddington
TW11 9NN
United Kingdom

SITE

4 Mead Road Ham Richmond TW10 7LG

PROPOSAL

Formation of a porch to the front elevation

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

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

INFORMATIVES

U0093328 Decision drawing numbers ~~

PLEASE NOTE:

1. This certificate issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the use/operations/matter specified taking place on the land described above was/would have been lawful on the specified date and thus was not/would not have been liable to enforcement action under Section 172 of the 1990 Act on that date.
3. This certificate applies only to the extent of the use/operations/matter described and to the land specified and identified on the attached plan. 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.
4. The effect of the certificate is also qualified by the proviso in section 192(4) of the 1990 Act, as amended, which states that the lawfulness of the described use or operation is only conclusively presumed when there has been no material change, before the use of is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.

DETAILED CONDITIONS AND INFORMATIVES

DETAILED CONDITIONS

DETAILED INFORMATIVES

U0093328 Decision drawing numbers ~~

If you alter your proposals in any way, including in order to comply with the requirements of the Building Regulations, planning permission may be required. The proposal approved by this decision may not be implementable without express planning permission if other external work has taken place under another Certificate of Lawful Development or planning permission granted before or after this decision. If you wish to deviate in any way from the proposals shown on the above drawings you should contact the Development Control Section of the Street Scene Department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ (Tel: 020 8891 7300).

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

Location Plan; 2307-GA01; 2307-GA02; 2307-GA101; 2307-GA102; 2307-GE10; 2307-GE110; received on 27/06/2024;.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION
24/1628/PS192

NOTES:

- 1. If you are aggrieved by the decision of the Council to refuse an application for a certificate under Sections 191 and 192 of the Town and Country Planning Act 1990 (as amended) or to refuse in part 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.**