

**Place Division / Development Management**

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Mr Bryan Staff  
JLA  
First Floor  
24 Ormond Road  
Richmond  
TW10 6TH

Letter Printed 14 August 2024

**FOR DECISION DATED**  
14 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:** 24/1580/GPD24  
**Your ref:**  
**Our ref:** DC/AMU  
**Applicant:**  
**Agent:** Mr Bryan Staff

**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 **20 June 2024** for a **PRIOR APPROVAL** relating to:

**74 Heath Road Twickenham TW1 4BW**

for

**Change of use of building from a use within Class E (commercial, business and service) of Schedule 2 to the Use Classes Order, to a mixed use for any purpose within that Class and as up to 2 flats. This would principally comprise the conversion of the first-floor ancillary office space (Use Class E) and use as a single-family dwelling (C3).**

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 24/1580/GPD24

## APPLICANT NAME

C/o

## AGENT NAME

Mr Bryan Staff  
First Floor  
24 Ormond Road  
Richmond  
TW10 6TH

## SITE

74 Heath Road Twickenham TW1 4BW

## PROPOSAL

Change of use of building from a use within Class E (commercial, business and service) of Schedule 2 to the Use Classes Order, to a mixed use for any purpose within that Class and as up to 2 flats. This would principally comprise the conversion of the first-floor ancillary office space (Use Class E) and use as a single-family dwelling (C3).

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

## SUMMARY OF CONDITIONS AND INFORMATIVES

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### CONDITIONS

|          |                            |
|----------|----------------------------|
| DV18A    | Refuse Arrangements        |
| DV30     | Refuse storage             |
| U0187065 | Schedule 2, Part 2 Class G |

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### INFORMATIVES

|          |                       |
|----------|-----------------------|
| U0093480 | Decision Drawings     |
| IM13     | Street numbering      |
| IL24     | CIL liable            |
| U0093481 | Composite Informative |

# DETAILED CONDITIONS AND INFORMATIVES

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## DETAILED CONDITIONS

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### DV18A 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.

### DV30 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.

### U0187065 Schedule 2, Part 2 Class G

Development under Schedule 2, Part 2 Class G is permitted subject to the condition that:

(a) some or all of the parts of the building used for a use within, as the case may be, article 3(6)(n) (betting office) or 3(6)(o) (pay day loan shop) of, or Class E of Schedule 2 to, the Use Classes Order is situated on a floor below the lowest part of the building used as a flat;

(b) where the development consists of a change of use of any building with a display window at ground floor level, the ground floor must not be used in whole or in part as a flat;

(c) a flat must not be used otherwise than as a dwelling (whether or not as a sole or main residence)—

(i) by a single person or by people living together as a family, or

(ii) by not more than 6 residents living together as a single household (including a household where care is provided for residents)

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## DETAILED INFORMATIVES

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### U0093480 Decision Drawings

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

323-ALM-ZZ-ZZ-DR-A-00-0100-01; 323-ALM-ZZ-ZZ-DR-A-01-0100-01; 323-ALM-ZZ-ZZ-DR-A-01-0200-01; 323-ALM-ZZ-ZZ-DR-A-05-0100-01; 323-ALM-ZZ-ZZ-DR-A-05-0200-01; and Application Form, received 24th June 2024.

### IM13 Street numbering

If you wish to name or number a new development, sub-divide an existing property, or change the name or number(s) of an existing property or development, you will need to apply to the London Borough of Richmond Upon Thames. Further details of this process, fees, and the necessary information and forms that need to be submitted can be found on the Council's website

[http://www.richmond.gov.uk/street\\_numbering\\_and\\_naming](http://www.richmond.gov.uk/street_numbering_and_naming). Alternately you may contact Peter Cridland, Address Management Manager (020 8891 7889 [peter.cridland@richmond.gov.uk](mailto:peter.cridland@richmond.gov.uk)).

### IL24 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.

### U0093481 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](mailto:NoiseandNuisance@merton.gov.uk).

**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.

**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](http://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.**