

Place Division / Development Management

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Mr Pouria Henzaky, Green Cube Design And Build Ltd
56 Fulham High Street
London
SW6 3LQ

Letter Printed 28 August 2024

FOR DECISION DATED
28 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: 24/1634/PDE
Your ref:
Our ref: DC/RHE
Applicant: Dr Shams
Agent: Mr Pouria Henzaky, Green Cube Design And Build Ltd

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

10 Rothesay Avenue Richmond TW10 5EA

for

Demolition of existing extension and erection of a single storey rear extension, 6m in depth, 3.14m in height including rooflights and 2.9m in height to eaves

This written notice confirms that **prior approval is not required** for the proposed development, subject to conditions outlined overleaf.

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 24/1634/PDE

APPLICANT NAME

Dr Shams
10 Rothesay Avenue
Richmond
TW10 5EA

AGENT NAME

Mr Pouria Henzaky, Green Cube Design
And Build Ltd
56 Fulham High Street
London
SW6 3LQ

SITE

10 Rothesay Avenue Richmond TW10 5EA

PROPOSAL

Demolition of existing extension and erection of a single storey rear extension, 6m in depth, 3.14m in height including rooflights and 2.9m in height to eaves

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

U0187756 Devt/Permitted Class A Non-Roof Exten's

Conditions for Class A General Permitted Developments

INFORMATIVES

U0093976 Composite Informative
U0093975 Decision drawings

DETAILED CONDITIONS AND INFORMATIVES

DETAILED CONDITIONS

U0187756 Devt/Permitted Class A Non-Roof Exten's

This proposal CONSTITUTES DEVELOPMENT within the meaning of Section 55 of the Town and Country Planning Act 1990, but by virtue of Article 3 and Schedule 2 of the Town and Country (General Permitted Development) (England) Order 2015 and any subsequent legislative amendments is of a class which is described as PERMITTED DEVELOPMENT and therefore planning permission IS NOT REQUIRED subject to the following conditions:

- (a) the materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
- (b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse shall be:
 - (i) obscure-glazed, and
 - (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and
- (c) where the enlarged part of the dwellinghouse has more than one storey, the roof pitch of the enlarged part shall, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

Conditions for Class A General Permitted Developments

1. The development shall be carried out in accordance with the information submitted to the local planning authority
2. The applicant / developer shall notify the local planning authority in writing of the completion of the development as soon as reasonably practicable after completion, and include:
 - The name of the developer;
 - The address or location of the development; and
 - The date of completion.

DETAILED INFORMATIVES

U0093976 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.

U0093975 Decision drawings

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

01 REV 2, 02 REV 2, 03 REV 2, 04 REV 2, 05 REV 2, Location Plan received 28th June

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
24/1634/PDE

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.**