

**Place Division / Development Management**

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Mr Peter Weatherhead  
Peter Weatherhead Planning  
5 Brisson Close  
Esher  
Surrey  
KT10 8JZ  
United Kingdom

Letter Printed 2 September  
2024

**FOR DECISION DATED**  
2 September 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:** 24/1752/GPD26  
**Your ref:** WALDEGRAVE ROAD  
**Our ref:** DC/GAP  
**Applicant:** Mr Alex Munro  
**Agent:** Mr Peter Weatherhead

**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 **8 July 2024** for a **PRIOR APPROVAL** relating to:

**144 Waldegrave Road Teddington TW11 8NA**

for

**Change Use of motor repair garage (Use Class E) to a 2-bedroom dwelling (Use Class 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 24/1752/GPD26

## APPLICANT NAME

Mr Alex Munro  
25 Pipit Drivw  
London  
SW15 3AP

## AGENT NAME

Mr Peter Weatherhead  
5 Brisson Close  
Esher  
Surrey  
KT10 8JZ  
United Kingdom

## SITE

144 Waldegrave Road Teddington TW11 8NA

## PROPOSAL

Change Use of motor repair garage (Use Class E) to a 2-bedroom dwelling (Use Class 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
U0188151	Cycle parking
U0188149	External Alterations
U0188150	Land Contamination
U0188148	Schedule 2, Part 2 Class MA

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### INFORMATIVES

U0093946	CIL Liable
U0093949	SUDS
U0093948	Composite Informative
U0093947	Decision Drawings and Documents

# 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.

### **U0188151 Cycle parking**

No building/dwelling/part of the development shall be occupied until cycle parking facilities have been provided in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show the position, design, materials and finishes thereof.

REASON: To accord with this Council's policy to discourage the use of the car wherever possible.

### **U0188149 External Alterations**

No building/dwelling/part of the development shall be occupied until the external changes approved under the application reference: 24/0943/FUL have been fully implemented.

REASON: To ensure that suitable daylight and sunlight standards are achieved.

### **U0188150 Land Contamination**

a) No development shall occur until:

- i) a preliminary risk-assessment shall be submitted to and approved in writing by the local planning authority.
- ii) a site-investigation has been conducted to consider the potential for contaminated-land and shall be submitted to and approved in writing by the local planning authority.
- iii) a remediation method statement, described to make the site suitable for, intended use by removing unacceptable risks to sensitive receptors, and shall be submitted to and approved in writing by the local planning authority.

b) Prior to first occupation:

The remediation shall be completed and a verification report, produced on completion of the remediation, shall be submitted to and approved in writing by the local planning authority.

REASON: To protect future users of the site and the environment.

### **U0188148 Schedule 2, Part 2 Class MA**

Development under Schedule 2, Part 2 Class MA is permitted subject to the condition that-

- a) The development shall be carried out in accordance with the information submitted to the local planning authority;

- b) The development under Class MA must be completed within a period of 3 years starting with the date the prior approval is granted;
- c) Any building permitted to be used as a dwellinghouse by virtue of Class MA is to remain in use as a dwellinghouse within the meaning of Class C3 of Schedule 1 to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the use as a dwellinghouse.

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## **DETAILED INFORMATIVES**

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### **U0093946 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.

### **U0093949 SUDS**

The replacement of the existing concrete hardstanding with porous resin bound paving for SUDS to the forecourt of the premises could be implemented under Permitted Development Rights (GDPO). However, if you wish to seek confirmation of such, you are advised to submit a Section 192 Application following the completion of the conversion that is the subject of this Prior Approval Application.

### **U0093948 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).

### **U0093947 Decision Drawings and Documents**

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

Daylight & Sunlight Report dated 19/03/2024.

Contaminated Land Risk Assessment ref.: PH1-2024-000055 dated 05/07/2024.

#### **FLOOD RISK ASSESSMENT**

Location Plan

601B 9

601B 7A

601B 8 - received 10/07/2024.

601 5

601 B 2 - received 15/07/2024.

Statutory Declaration dated 23/07/2024.

DAYLIGHT AND SUNLIGHT REPORT dated 3 May 2023.

PLANNING STATEMENT dated 12 May 2023.

TRAVEL PLAN STATEMENT dated 20 May 2023.

PARKING STRESS SURVEY dated 20 May 2023.

Parking survey - Results, Parking survey - Location Map, 000, 010, 102 - received 23 May 2023.

#### **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.**