



London Borough of Richmond upon Thames

TOWN AND COUNTRY PLANNING ACT 1990

Reference No. 94/3189/FUL

Date: 16th January, 1995

Homebase Ltd
c/o Rapleys
Maddox House
Maddox Street
London
W1R 9WA

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 3rd November, 1994 and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

DOWTY ENGINEERING WORKS, HANWORTH
for

REDEVELOPMENT OF SITE FOR CLASS A1 USE (NON FOOD RETAIL USE) ASSOCIATED CAR PARKING, SERVICING AND ACCESS (AMENDMENT TO SERVICE YARD, OPEN STORAGE AREA AND GARDEN CENTRE ONLY)

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 following condition(s) and/or informative(s):

CONDITIONS:

AG01 DEVELOPMENT BEGUN WITHIN 5 YRS	DV21 PARKING-COMMERCIAL PROPERTIES
DV30 REFUSE STORAGE	NS01 NON-STANDARD
NS02 NON-STANDARD	NS03 NON-STANDARD

INFORMATIVES:

IF16 DAMAGE TO PUBLIC HIGHWAY	IF30 NOISE CONTROL - BUILDING SITES
IF44 DECISION DRAWING NUMBERS	IF70 BUILDING REGULATIONS REQUIRED
NI01 NON-STANDARD	

The full text of the condition(s) and/or informative(s) is shown on the attached sheet(s).

Planning and Building Control Division
Planning, Transport and Client Services
Civic Centre, 44 York Street
Twickenham, TW1 3BZ
Tel: 081 891 1411

Signature.....

Principal Planning Officer
(SEE ATTACHED NOTES)

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Maddox Street
London
W1R 9WA

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

CONDITIONS:

AC01 DEVELOPMENT BEGUN WITHIN 5 YRS

The development to which this permission relates must be begun not later than the expiration of five 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.

DV21 PARKING-COMMERCIAL PROPERTIES

Parking spaces hereby permitted shall be clearly marked out on site and be used only for purposes of vehicle parking by the occupiers of or visitors to the premises and for no other persons, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the parking accommodation provided within the site is utilised by occupants of the site to meet the car parking standards of the Local Planning Authority.

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.

NS01 Non Standard

Once trading commences no deliveries/loading/unloading or servicing shall be carried out to from or within the service area before 8.00am or after 6.00pm Monday to Friday and not at all on Saturdays or Sundays (unless the Local Planning Authority in writing otherwise agrees).

REASONS: to safeguard the amenities of nearby occupiers and the area generally.

NS02 Non Standard

No goods, merchandise, material, or article of any description shall be stacked or stored anywhere on the site other than within the garden centre area or to the north-east of the main building as identified on drawing No 2419/101A and such storage shall not exceed the height of the boundary wall.

REASON: To ensure the proposed development does not prejudice the amenities of adjoining occupiers or have a detrimental effect on the visual amenities of the area.

→ NS03 Non Standard

No diesel or gas operated machinery shall be operated in the service area or open land to the north of it (unless otherwise agreed in writing by the Local Planning Authority).

REASON: To ensure the proposed development does not prejudice the amenities of adjoining occupiers or have a detrimental effect on the visual amenities of the area.

INFORMATIVES:

IF16 DAMAGE TO 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 parties responsible.

IF30 NOISE CONTROL - BUILDING SITES

Attention is drawn to the noise control provisions of the Control of Pollution Act 1974. Any enquiries for further information should be made to the Environmental Health Division, Pollution Team, Elmfield House, High Street, Teddington, TW11 8EJ (Tel: 01-943-3011).

IF44 DECISION DRAWING NUMBERS

For the avoidance of doubt the Drawing(s) No(s) to which this decision refers are as follows: 104J received on 3 November 1994 and 101A received on 9 December 1994.

IF70 BUILDING REGULATIONS REQUIRED

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 Section of the Planning, Transport and Client Services Department, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. Tel no. 081 891 1411.

NI01 Non Standard

This permission in no way varies any condition, and compliance thereto, of planning permission 94/1493/FUL other than NS03 and NS05 which are superseded by this decision notice.