

**Place Division / Development Management**

Web: [www.richmond.gov.uk/planning](http://www.richmond.gov.uk/planning)  
Email: [envprotection@richmond.gov.uk](mailto:envprotection@richmond.gov.uk)  
Tel: 020 8891 1411  
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Ms Zoe Curran  
Boyer Planning  
158B Kentish Town Road  
London  
NW5 2AG

Letter Printed 25 November  
2024

**FOR DECISION DATED**  
25 November 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:** 24/2479/GPD26  
**Your ref:** PP-13439653  
**Our ref:** DC/GAP  
**Applicant:**  
**Agent:** Ms Zoe Curran

**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 **1 October 2024** for a **PRIOR APPROVAL** relating to:

**8 Second Cross Road Twickenham**

for

**Prior Approval Class MA Change of use from Class E Office to Class C3 residential comprising 2 no. 2 bedroom houses and 1 no. 1 bedroom flat.**

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 24/2479/GPD26

## APPLICANT NAME

C/O Agent  
C/O Agent  
C/O Agent

## AGENT NAME

Ms Zoe Curran  
158B Kentish Town Road  
London  
NW5 2AG

## SITE

8 Second Cross Road Twickenham

## PROPOSAL

Prior Approval Class MA Change of use from Class E Office to Class C3 residential comprising 2 no. 2 bedroom houses and 1 no. 1 bedroom flat.

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

## SUMMARY OF CONDITIONS AND INFORMATIVES

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### CONDITIONS

U0193494	Schedule 2, Part 2 Class MA
DV18A	Refuse Arrangements
DV30	Refuse storage
PK06A	Cycle parking
NO01A	Soundproofing within building
DV43C	Parking Permits Restriction - GRAMPIAN
U0193495	Parking Spaces

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### INFORMATIVES

U0095784	CIL Liable
U0095787	Decision Drawings and Documents
U0095786	Street Numbering
U0095785	Composite Informative

# DETAILED CONDITIONS AND INFORMATIVES

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## DETAILED CONDITIONS

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### **U0193494      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.

### **DV18ARefuse 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.

### **PK06ACycle 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.

### **NO01A      Soundproofing within building**

The development hereby approved shall not be occupied until the walls/floors, as applicable, have been insulated to provide sound attenuation against internally generated noise in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority.

REASON: To safeguard the amenities of the occupiers of the adjoining residential property/ies.

### **DV43CParking Permits Restriction - GRAMPIAN**

Before the development hereby permitted begins a scheme shall be agreed in writing with the local planning authority and be put in place to ensure that, with the exception of disabled persons, no resident/commercial occupier of the development shall obtain a resident/commercial parking permit within any controlled parking zone which may be in force in the area at any time, nor a season ticket/enter into a contract to park in any car park controlled by the Council.

REASON: To ensure that the development does not generate an increased demand for on-street car parking to the detriment of the free flow of traffic, the conditions of general safety along the neighbouring highways, the amenity of the area and to accord with the Council's car parking policy and standards.

## **U0193495      Parking Spaces**

Prior to the occupation of the development thereby approved, details of the front forecourt layout shall be submitted to and approved in writing by the Local Planning Authority, those details to show no more than 3 car parking spaces and include cycle and refuse storage facilities and soft landscaping. The approved details shall be implemented and retained in situ for the lifetime of the development.

REASON: To comply with the parking standards set out in London Plan and adopted Local Plan and to avoid highway safety issues.

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### **DETAILED INFORMATIVES**

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#### **U0095784      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.

#### **U0095787      Decision Drawings and Documents**

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

PHASE 1 GEO-ENVIRONMENTAL REPORT MAPS - dated 29/08/2054.

INTERNAL DAYLIGHT ASSESSMENT ref.: PP2495/SCR/DL/202409-AV - dated 18/09/2024.

PHASE 1 GEO-ENVIRONMENTAL REPORT ref.: ASH-DEL-XX-XX-RP-GE-0001 REV P02

PHASE 1 GEO-ENVIRONMENTAL REPORT APPENDIX C

PHASE 1 GEO-ENVIRONMENTAL REPORT APPENDIX D

FLOOD RISK ASSESSMENT ref.: 00447 - dated 23/09/2024.

FLOOD EVACUATION PLAN

TECHNICAL NOTE ref. 502.0223/TN/3 REV 3

ACOUSTIC REVIEW CLASS MA ref.: PP2495/8SCR/ADR/202409-RT - dated 24/09/2024.

P301 REV 1

P302 REV 1

Planning Fire Safety Statement ref.: SCR-PFS01

SCR-P100 REV 1 - received 04/10/2024.

#### **U0095786      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)).

#### **U0095785      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.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION  
24/2479/GPD26

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**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.**