

Mr Stephen Bickford-Sawkings
Sawkings + Norton Architects
1 The Quarry
Betchworth
Betchworth
RH3 7BY

Letter Printed 25 September 2018

FOR DECISION DATED
25 September 2018

Dear Sir/Madam

The Town and Country Planning Act 1990, (as amended)
Decision Notice

Application: 18/1566/FUL
Your ref: 16 Whitton Rd
Our ref: DC/THR/18/1566/FUL/FUL
Applicant: Spring Developments
Agent: Mr Stephen Bickford-Sawkings

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 **9 May 2018** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

16 Whitton Road Twickenham TW1 1BJ

for

Second floor rear roof extension, replacement windows on first floor rear and side elevations, 2 no. rooflights on front roof slope to facilitate the conversion of existing 3 bed dwelling house to form 2x 2 bed flats and 1x 1 bed flat and associated cycle and refuse stores.

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 conditions and informatives summarised and listed on the attached schedule.

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 18/1566/FUL

APPLICANT NAME

Spring Developments
C/O Agent

AGENT NAME

Mr Stephen Bickford-Sawkings
1 The Quarry
Betchworth
Betchworth
RH3 7BY

SITE

16 Whitton Road Twickenham TW1 1BJ

PROPOSAL

Second floor rear roof extension, replacement windows on first floor rear and side elevations, 2 no. rooflights on front roof slope to facilitate the conversion of existing 3 bed dwelling house to form 2x 2 bed flats and 1x 1 bed flat and associated cycle and refuse stores.

SUMMARY OF CONDITIONS AND INFORMATIVES

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U49672	DV48 - Approved Drawings
AT01	Development begun within 3 years
BD14A	Materials to match existing
U49673	DV30 Refuse storage
U49674	DV50 - Energy Reduction
U49675	DV51 - Water Consumption
U49676	DV52 - Building Regulation M4(2)
U49677	Cycle Parking Details
U49678	Tree Protection Details
U49679	Hard and Soft Landscaping
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DETAILED CONDITIONS AND INFORMATIVES

DETAILED CONDITIONS

U49672 DV48 - Approved Drawings

The development hereby permitted shall be carried out in accordance with the following approved plans and documents, where applicable.

Drawing Nos:

001; 100; 101; 102; 103; 104; 201 (exclude refuse/recycling details); 202; 204;

Received by the Council: 9th May 2018.

203B (exclude refuse/recycling details) received by the Council: 20th September 2018.

202.1 received by the Council: 21st September 2018.

Reports:

Design and Access Statement: 16 Whitton Road, Twickenham, TW1 1BJ - Prepared by: Sawkings Norton Architects; Received by the Council: 9th May 2018.

16 Whitton Road Parking Survey - Prepared by: Traffic Surveys UK Ltd; Received by the Council: 22nd June 2018.

Transport Statement: Proposed Residential Development of 3 Flats, 16 Whitton Road, Twickenham - Prepared by: Sanderson Associates; Received by the Council: 22nd June 2018.

LBRUT Sustainability Checklist: 16 Whitton Road, Twickenham; Received by the Council: 22nd June 2018.

16 Whitton Road, Twickenham BREEAM UK Domestic Refurbishment 2014 Pre-Assessment - Prepared by: Melin; Received by the Council: 2nd August 2018.

Affordable Housing Financial Viability Analysis for Spring Developments: 16 Whitton Road, London, TW1 1BJ (with Associated Schedules) - Prepared by: S106

Management; Received by the Council: 2nd August 2018.

REASON: To accord with the terms of the application, for the avoidance of doubt and in the interests of proper planning.

AT01 Development begun within 3 years

The development to which this permission relates must be begun not later than the expiration of three 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 as amended by the Planning and Compulsory Purchase Act 2004.

BD14A Materials to match existing

No new external finishes (including fenestration), including works of making good, shall be carried out other than in materials to match the existing.

REASON: To ensure that the proposed development is in keeping with the existing building(s) and does not prejudice the appearance of the locality.

U49673 DV30 Refuse storage

Notwithstanding details shown on drawings 201 and 203B, 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.

U49674 DV50 - Energy Reduction

The dwelling(s) hereby approved shall achieve a 35% reduction in Carbon dioxide emissions beyond Building Regulations requirements (2013).

Reason: In the interests of energy conservation in accordance with Policy LP22 of the Richmond-Upon-Thames Local Plan (2018).

U49675 DV51 - Water Consumption

The dwelling(s) hereby approved shall not be occupied other than in accordance with the water consumption targets of 105 litres or less per person per day, and 5 litres or less per head per day for external water use.

Reason: In the interests of water efficiency in accordance with Policy LP22 of the Richmond-Upon-Thames Local Plan (2018).

U49676 DV52 - Building Regulation M4(2)

The development hereby approved shall not be constructed other than in accordance with Building Regulation M4(2).

Reason: In the interest of inclusive access in accordance with Policy LP35 to ensure homes to meet diverse and changing needs.

U49677 Cycle Parking Details

The development hereby permitted shall not be occupied until cycle parking facilities / sheds 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. The approved details shall be retained thereafter.

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

U49678 Tree Protection Details

Prior to the commencement of development, a detailed scheme of tree protection for both on and off site trees shall be submitted to and approved in writing by the Local Planning Authority. No equipment, machinery or materials shall be brought onto the site for the purpose of the development until a time when the approved tree protection details have been implemented in full. The approved tree protection details shall thereafter be retained on site for the duration of the development.

REASON: To ensure that trees are not damaged or otherwise adversely affected by the building operations

U49679 Hard and Soft Landscaping

(A) No development shall take place until full details of both permeable hard and soft landscaping works have been submitted to and approved in writing by the local planning authority. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artifacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing utility services above and below ground (e.g. drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant; a program or timetable of the proposed works

(B) Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); detailing the quantity, density, size, species, position and the proposed time or programme of planting of all shrubs, hedges, grasses etc, together with an indication of how they integrate with the proposal in the long term with regard to their mature size and anticipated routine maintenance. All tree, shrub and hedge planting included within that specification shall be carried out in accordance with BS 3936:1986 (parts 1, 1992, Nursery Stock, Specification for trees and shrubs, and 4, 1984, Specification for forest trees); BS 4043: 1989, Transplanting root-balled trees; and BS 4428:1989, Code of practice for general landscape operations (excluding hard surfaces).

(C) All permeable hard and soft landscape works shall be carried out in accordance with the approved details and in any event prior to the occupation of any part of the development.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality and to preserve and enhance nature conservation interests

U49680 Refuse/Recycling

Notwithstanding details shown on drawings 203B and 201 hereby approved, the development hereby permitted shall not be occupied until arrangements for the storage and disposal of refuse/waste and recycling have been made in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Such details shall show the internal siting, size, design, materials, finishes of any refuse/recycling stores where applicable and include the designation of an area for the collection of refuse and recycling.

REASON: To accord with this Council's policy to encourage the recycling of appropriate waste products.

U49681 NS01 Parking Permits GRAMPIAN

Before the development hereby permitted begins a scheme shall be agreed in writing with the local planning authority to remove the eligibility of the future occupants from applying for more than 2 residents parking permits and season tickets to Council run car parks.

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.

U49682 Rooflights Conservation Style

The 2 no. rooflights shown on drawing 203B shall be of conservation style.

REASON: To ensure that the proposed development is in keeping with the existing building(s) and does not prejudice the appearance of the locality.

U49671 Boundary fencing-Building occupy~~

None of the buildings hereby approved shall be occupied until a suitable means of enclosure has been erected along the boundary/ies of the site to the satisfaction of the Local Planning Authority and in accordance with details to be approved in writing by the Local Planning Authority.

REASON: To safeguard the amenities of the adjoining occupiers and the area generally.

DETAILED INFORMATIVES

U28539 IL25D - NPPF APPROVAL - Para. 38-42

In accordance with paragraphs 38-42 of the National Planning Policy Framework, Richmond upon Thames Borough Council takes a positive and proactive approach to the delivery of sustainable development, by:

- o Providing a formal pre-application service
- o Providing written policies and guidance, all of which is available to view on the Council's website
- o Where appropriate, negotiating amendments to secure a positive decision
- o Determining applications in a timely manner.

In this instance:

- o The application was amended following negotiations with the Council to ensure the scheme complied with adopted policy and guidance, and a decision was made without delay.

U28540 Composite Informative

Reason for granting:

The proposal has been considered in the light of the Development Plan, comments from statutory consultees and third parties (where relevant) and compliance with Supplementary Planning Guidance as appropriate. It has been concluded that there is not a demonstrable harm to interests of acknowledged importance caused by the development that justifies withholding planning permission.

Principal Policies:

Where relevant, the following have been taken into account in the consideration of this proposal:-

Local Plan Policies: LP1; LP8; LP15; LP16; LP20; LP22; LP24; LP34; LP35; LP36; LP44; LP45.

Supplementary Planning Guidance: Technical Housing Standards - Nationally Described Space Standards (DCLG, 2015); Housing Supplementary Planning Guidance (GLA, 2016); Design Quality SPD (2006); Small and Medium Housing Sites SPD (2006); Front Garden and Other Off Street Parking SPD (2006); Sustainable Construction Checklist SPD (2016); Residential Development Standards SPD (2010); Affordable Housing SPD (2014); Refuse and Recycling Storage Requirements SPD (2015); and St. Margaret's Village Planning Guidance (2017)

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 Section of the Street Scene 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 Control 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 5228;2009- Noise and vibration control on construction and open sites.

Any enquiries for further information should be made to the Commercial Environmental Health Team, 2nd Floor Civic Centre, 44 York Street, Twickenham TW1 3AB.

U28543 Community Infrastructure Levy

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.

U28544 Refuse

The applicant is advised the dustbins shown on drawings 201 and 203B do not form part of the approval. Their siting forward of front main wall of the building(s) is not considered acceptable.

U28545 Soil and Surface Water Drainage

The applicant is advised to consult Thames Water Utilities, Sewerage and Sewage Treatment Operations, Hogsmill Valley Works, Lower Marsh Lane, Kingston, KT1 3BW (Tel: 020 8213 8729) about the disposal of surface water and/or sewage from the development.

U28546 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. Alternately you may contact Peter Cridland, Address Management Manager (020 8891 7889 peter.cridland@richmond.gov.uk).

U28547 Nature Conservation

When submitting proposals for landscaping the site applicants are advised that in determining the suitability of such proposals the Local Planning Authority will take into account the scope for enhancing the nature conservation interest of the site and promote the use of native species.

U28624 Parking - Grampian Condition

The applicant is informed that a legal agreement will be required in order to discharge Condition U49681 (NS01 Parking Permits GRAMPAN). Please contact Council's Legal Services directly to arrange for the preparation of first draft of the legal agreement.