

Mr Yussuf Mwanza  
MZA Planning  
14 Devonshire Mews  
Chiswick  
London  
W4 2HA

Letter Printed 30 March 2020

**FOR DECISION DATED**  
30 March 2020

Dear Sir/Madam

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

**Application:** 19/3212/HOT  
**Your ref:** 28 Cambridge MZA  
**Our ref:** DC/JSI/19/3212/HOT/HOT  
**Applicant:** Mr & Mrs Delahunty  
**Agent:** Mr Yussuf Mwanza

**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 **23 October 2019** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

**28 Cambridge Road Teddington TW11 8DR**

for

**Single-storey rear extension; first-floor rear extension; news side door access and fenestration.**

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



Robert Angus  
Head of Development Management

# SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 19/3212/HOT

## APPLICANT NAME

Mr & Mrs Delahunty  
28 Cambridge Road  
Teddington  
TW11 8DR

## AGENT NAME

Mr Yussuf Mwanza  
14 Devonshire Mews  
Chiswick  
London  
W4 2HA

## SITE

28 Cambridge Road Teddington TW11 8DR

## PROPOSAL

Single-storey rear extension; first-floor rear extension; news side door access and fenestration.

## SUMMARY OF CONDITIONS AND INFORMATIVES

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### CONDITIONS

AT01	Development begun within 3 years
U0079521	Approved plans
U0079523	Materials to match exg / plans
GD01A	Restriction on use of roof
LT06	Tree Planting Scheme
U0079522	AMS / Tree Plancompliance

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### INFORMATIVES

U0041932	Composite informative
U0041931	NPPF Approval paras 38-42

# DETAILED CONDITIONS AND INFORMATIVES

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## DETAILED CONDITIONS

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### **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.

### **U0079521 Approved plans**

The development hereby permitted shall be carried out in accordance with the following approved plans and documents, where applicable: Location Plan, 101, 102, 103, 104 received 23/10/2019, 301 A received 26/11/2019, 302 A, 306 A received 16/12/2019, 303 C, 304 C, 305 C received 02/03/2020.

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

### **U0079523 Materials to match exg / plans**

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

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

### **GD01A Restriction on use of roof**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order) no part(s) of the roof of the building(s) hereby approved shall be used as a balcony or terrace nor shall any access be formed thereto.

REASON: To safeguard the amenities of the occupiers of adjoining property.

### **LT06 Tree Planting Scheme**

(A) No development shall take place until a specification of all proposed tree planting has been submitted to and approved in writing by the local planning authority such specification to include details of the quantity, size, species, position and the proposed time of planting of all trees to be planted, 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 planting included within the approved specification shall be carried out in accordance with that specification and 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).

(B) If within a period of 5 years from the date of planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted, destroyed or dies, (or becomes in the opinion of the local planning authority seriously damaged or defective), another tree of the same species and size originally planted shall be planted at the same place in the next planting season/within one year of the original tree's demise unless the local planning authority gives its written consent to any variations.

(C) All tree planting shall be carried out in accordance with the details so approved and in any event prior to occupation of any part of the development

REASON: To safeguard the appearance of the locality.

## **U0079522     AMS / Tree Plan compliance**

The development shall be carried out in strict compliance with the mitigation and tree protection measures set out in the Arboricultural Method Statement (AMS) and Tree Plan prepared by ARBTECH dated 15/01/2020 received 17/01/2020.

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### **DETAILED INFORMATIVES**

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#### **U0041932     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 (2018):

- o Policy LP1 Local Character and Design Quality
- o Policy LP3 Designated Heritage Assets
- o Policy LP4 Non-Designated Heritage Assets
- o Policy LP7 Archaeology
- o Policy LP8 Amenity and Living Conditions
- o Policy LP15 Biodiversity
- o Policy LP16 Trees, Woodlands and Landscape
- o Policy LP21 Flood Risk and Sustainable Drainage
- o Policy LP22 Sustainable Design and Construction

Supplementary Planning Documents (SPDs) / Guidance (SPGs):

- o Buildings of Townscape Merit SPD (May 2015)
- o Hampton Wick and Teddington Village Planning Guidance SPD (June 2017)
- o High Street Tedding Conservation Area Statement CA37
- o House Extensions and External Alterations SPD (May 2015)

##### **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.