

**Place Division / Development Management**

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Mr Alan Manini  
Armstrong Simmonds Architects  
Unit 23  
Battersea Business Centre  
99-109 Lavender Hill  
London  
SW11 5QL

Letter Printed 20 January 2025

**FOR DECISION DATED**  
20 January 2025

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:** 24/3203/PS192  
**Your ref:** 1144\_4 Park House Gardens TW1...  
**Our ref:** DC/SJH/24/3203/PS192/PS192  
**Applicant:** Miss Hooker  
**Agent:** Mr Alan Manini

**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 **20 December 2024** for a **CERTIFICATE OF LAWFUL USE OR DEVELOPMENT** relating to:

**4 Park House Gardens Twickenham TW1 2DE**

for

**Demolition of existing ground floor rear conservatory, erection of ground floor rear extension. Existing windows to be replaced.**

You are advised that the above works/use at the premises edged red on the decision drawings specified on the attached schedule were/was lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended) for the reason(s) summarised and detailed on the attached schedule.

Yours faithfully

[www.richmond.gov.uk/planning](http://www.richmond.gov.uk/planning)

London Borough of Richmond upon Thames  
Civic Centre, 44 York Street, Twickenham TW1 3BZ

Tel 020 8891 1411 Textphone 020 8891 7120 Email [envprotection@richmond.gov.uk](mailto:envprotection@richmond.gov.uk)

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 24/3203/PS192

## APPLICANT NAME

Miss Hooker  
4 Park House Gardens  
Twickenham  
Richmond Upon Thames  
TW1 2DE

## AGENT NAME

Mr Alan Manini  
Unit 23  
Battersea Business Centre  
99-109 Lavender Hill  
London  
SW11 5QL

## SITE

4 Park House Gardens Twickenham TW1 2DE

## PROPOSAL

Demolition of existing ground floor rear conservatory, erection of ground floor rear extension. Existing windows to be replaced.

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

## SUMMARY OF CONDITIONS AND INFORMATIVES

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### CONDITIONS

LD02B	Devt/Permitted Class A Non-Roof Exten's
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### INFORMATIVES

U0097051	Composite informative
U0097052	Decision drawing numbers
U0097055	Prior Approval
U0097152	Window replacements

## PLEASE NOTE:

1. This certificate issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the use/operations/matter specified taking place on the land described above was/would have been lawful on the specified date and thus was not/would not have been liable to enforcement action under Section 172 of the 1990 Act on that date.
3. This certificate applies only to the extent of the use/operations/matter described and to the land specified and identified on the attached plan. 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.
4. The effect of the certificate is also qualified by the proviso in section 192(4) of the 1990 Act, as amended, which states that the lawfulness of the described use or operation is only conclusively presumed when there has been no material change, before the use of is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.

# DETAILED CONDITIONS AND INFORMATIVES

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## DETAILED CONDITIONS

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### LD02B Devt/Permitted Class A Non-Roof Exten's

This proposal CONSTITUTES DEVELOPMENT within the meaning of Section 55 of the Town and Country Planning Act 1990, but by virtue of Article 3 and Schedule 2 of the Town and Country (General Permitted Development) (England) Order 2015 and any subsequent legislative amendments is of a class which is described as PERMITTED DEVELOPMENT and therefore planning permission IS NOT REQUIRED subject to the following conditions:

- (a) the materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
- (b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse shall be:
  - (i) obscure-glazed, and
  - (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and
- (c) where the enlarged part of the dwellinghouse has more than one storey, the roof pitch of the enlarged part shall, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

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## DETAILED INFORMATIVES

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### U0097051 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).

**U0097052 Decision drawing numbers**

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

1144\_4PHG\_PDG\_X003; 1144\_4PHG\_PDG\_X001; 1144\_4PHG\_PDG\_X002;  
1144\_4PHG\_PDG\_X000; 1144\_4PHG\_PDG\_D102; 1144\_4PHG\_PDG\_D106;  
1144\_4PHG\_PDG\_D101; 1144\_4PHG\_PDG\_0104; 1144\_4PHG\_PDG\_D103 and  
1144\_4PHG\_PDG\_D105 received on 20 December 2024.

**U0097055 Prior Approval**

As the works as submitted under this application have prior approval consent (gained under ref: 24/2837/PDE), the proposed single-storey rear extension are lawful on the date of this application.

**U0097152 Window replacements**

The window replacements would all be of a similar visual appearance in terms of overall shape, style and colour.

Planning permission is not required and the window replacements are LAWFUL under Schedule 2, Part 1, Class A of the Town Class A of the Town and Country (General Permitted Development) (England) Order 2015.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION  
24/3203/PS192

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**NOTES:**

- 1. If you are aggrieved by the decision of the Council to refuse an application for a certificate under Sections 191 and 192 of the Town and Country**

**Planning Act 1990 (as amended) or to refuse in part 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.**