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TOWN AND COUNTRY PLANNING ACT 1990: DECISION NOTICE HOT

Mr A Stewart And Ms C Murphy
C/o Englishhaus Architects Ltd
30 Lawrence Road
Hampton
TW12 2RJ

**APPLICATION
GRANTED**

Please contact: Planning Support

Please telephone: 0845 612 2660

Your ref:

Our ref:
DC/HER/08/0390/HOT/HOT

Letter Printed: 11 April 2008

FOR DECISION DATED
11.04.2008

Dear Sir/Madam

Applicant: Mr A Stewart And Ms C Murphy

Agent: Englishhaus Architects Ltd

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 **4 February 2008** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

239 St Margarets Road, Twickenham, Middlesex, TW1 1ND.

for

Single storey rear and side extension, loft conversion/extension and rebuild garage to provide garage/summerhouse.

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
Development Control Manager

APPLICANT NAME Mr A Stewart And Ms C Murphy 239 St Margarets Road Twickenham Middlesex TW1 1ND	AGENT NAME Englishhaus Architects Ltd 30 Lawrence Road Hampton TW12 2RJ
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SITE:
 239 St Margarets Road, Twickenham, Middlesex, TW1 1ND.

PROPOSAL:
 Single storey rear and side extension, loft conversion/extension and rebuild garage to provide garage/summerhouse.

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS:	
AT01 Development begun within 3 years	U20261
BD08 Materials to match existing	
INFORMATIVES:	
U31588 Decision Drawings	

SCHEDULE OF CONDITIONS AND INFORMATIVES TO APPLICATION 08/0390/HOT

DETAILED CONDITIONS

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.

BD08 Materials to match existing

No new external finishes, including works of making good, shall be carried out other than in materials to match the existing (unless the Local Planning Authority in writing otherwise agrees).

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

U20261

The proposed first floor windows in the 'neighbours rear elevation' of the garage/outbuilding hereby approved shall at no time be openable or glazed, otherwise than in obscured glass, below a minimum height of 1.75 metres (5'7") above the relevant floor level.

REASON: To ensure that the proposed development does not prejudice the amenities of adjoining occupiers.

DETAILED INFORMATIVES

U31588 Decision Drawings

Decision Drawings:

For the avoidance of doubt the drawing numbers to which this decision refers are as follows:- EH 2820/01 (location plan and existing plans) received 4th Feb 2008, garage elevations received 13th Feb 2008, EH 2820/02 (proposed plans- rev J) received 8th April 2008.

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:

The following have been taken into account in the consideration of this proposal:-
Unitary Development Plan - First Review 2005 policies BLT 11, 15 and 16

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 7300).

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.

You are recommended to prepare a survey, including photographs, of the condition of the adjacent public highway, including pavement, which should be sent to the Local Highway Authority prior to the

SCHEDULE OF CONDITIONS AND INFORMATIVES TO APPLICATION 08/0390/HOT

commencement of work to ensure that damage to the highway is prevented or repaired. Otherwise you and/or your contractor, may be held responsible for any damage found on completion of the works.

If the pavement is already broken or damaged you should contact Traffic and Transport, London Borough of Richmond upon Thames, 44 York Street, Twickenham TW1 3BZ (Telephone 0845 612 2660) to arrange a joint inspection of the footway before work commences.

Noise control - Building sites:

Attention is drawn to the noise control provisions of the Environmental Protection Act 1990. Any enquiries for further information should be made to the Commercial Environmental Health Team, 7B Parkshot, Richmond TW9 2RT (Tel: 020 8891 7994).

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 08/0390/HOT
