

Civic Centre, 44 York Street, Twickenham TW1 3BZ
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TOWN AND COUNTRY PLANNING ACT 1990: DECISION NOTICE

Ruth Novarese
59A Sheen Lane
London
SW14 8AB

APPLICATION GRANTED

Please contact: Planning Support

Please telephone: 0845 612 2660

Your ref:

Our ref: DC/VIC/08/1974/FUL/FUL

Letter Printed: 5 August 2008

FOR DECISION DATED
05.08.2008

Applicant: Ruth Novarese

Agent:

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

59 Sheen Lane, East Sheen, London, SW14 8AB.

for

Retention of change of use of rear section of the shop to residential (kitchen space), creating smaller self-contained retail space at the front of the existing units whilst connecting the rear section to the flat upstairs. Retention of removal of previous rear extensions.

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 Ruth Novarese 59A Sheen Lane London SW14 8AB	AGENT NAME
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SITE:
59 Sheen Lane, East Sheen, London, SW14 8AB.

PROPOSAL:
Retention of change of use of rear section of the shop to residential (kitchen space), creating smaller self-contained retail space at the front of the existing units whilst connecting the rear section to the flat upstairs. Retention of removal of previous rear extensions.

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS:

INFORMATIVES:

IE05A Noise control - Building sites IH06C Damage to public highway IL10A Building regulations required	U34265 Approved drawing numbers U34266 Relevant policies/proposals FUL U34267 Summary Reasons for Granting PP
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DETAILED CONDITIONS

DETAILED INFORMATIVES

IE05A 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).

IH06C Damage to 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 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.

IL10A Building regulations required

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).

U34265 Approved drawing numbers

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).

For the avoidance of doubt the drawing numbers to which this decision refers are as follows:- OS extract, "Existing ground floor plan", "Existing first floor plan", "Proposed ground floor plan" and "Proposed first floor plan", received 6th June 2008.

U34266 Relevant policies/proposals FUL

This decision has taken into account the relevant policies of the London Plan and, in particular, the following have been taken into account in the consideration of this proposal:-
Unitary Development Plan - First Review 2005 policies BLT 2, 11, 15 and 16, IMP2, TC8.

U34267 Summary Reasons for Granting PP

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. The proposal preserves the character of the mixed use area and does not harm neighbour amenity through loss of light or privacy, or overbearing impact.

