

Civic Centre, 44 York Street, Twickenham TW1 3BZ  
tel: 020 8891 7300 text phone 020 8891 7120  
fax: 020 8891 7789  
email: envprotection@richmond.gov.uk  
website: www.richmond.gov.uk

**TOWN AND COUNTRY PLANNING ACT 1990: DECISION NOTICE**

Pan Euro Sys Ltd  
C/o Quinton Selby Surveyors  
The Studio  
Cambridge Mews Off Cambridge  
Road  
Kew  
TW9 3JB

**APPLICATION GRANTED  
THIS APPLICATION IS  
SUBJECT TO A LEGAL  
AGREEMENT**

Please contact: Planning Support  
Please telephone: 0845 612 2660  
Your ref:  
Our ref: DC/VIC/06/1987/FUL/FUL  
Letter Printed: 18 May 2007  
**FOR DECISION DATED  
18.05.2007**

Dear Sir/Madam

**Applicant:** Pan Euro Sys Ltd

**Agent:** Quinton Selby Surveyors

**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 **13 June 2006** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

**Land Adjacent, 373 Sandycombe Road, Richmond, Surrey.**  
for  
**Proposed erection of three-bedroom detached house with parking space.**

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

<b>APPLICANT NAME</b> Pan Euro Sys Ltd The Cottage 20 Riverdale Road Twickenham	<b>AGENT NAME</b> Quinton Selby Surveyors The Studio Cambridge Mews Off Cambridge Road Kew TW9 3JB
---------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------

**SITE:**

Land Adjacent, 373 Sandycombe Road, Richmond, Surrey.

**PROPOSAL:**

Proposed erection of three-bedroom detached house with parking space.

**SUMMARY OF CONDITIONS AND INFORMATIVES**

**CONDITIONS:**

GD10A Restrict outbuild's-Appear/amenity	AT01 Development begun within 3 years
GD02A Restriction-Alterations/extn	BD12 Details - Materials to be approved
GD06A No windows -	U14240 Exist trees to be retained
U13316 Window obscure glazed-No openable	U14241 Protect major roots-inspection
U13317 Door to be obscure glazed	LA28 Hand excavartion only
U13318 Details to specified scale	U14242 Landscaping - size, species etc
DV43 Parking Permits Restriction - Grampian	

**INFORMATIVES:**

IE05A Noise control - Building sites	U21148 Relevant policies/proposals FUL
IH06C Damage to public highway	U21149 Summary Reasons for Granting PP
IL10A Building regulations required	IL23 Parking Permits
U21147 Approved drawing numbers	U22301 Sustainable construction

## DETAILED CONDITIONS

### **GD10A Restrict outbuild's-Appear/amenity**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) no building, enclosure or swimming pool falling within Part 1, Class E, shall be erected on any part of the land.

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

### **GD02A Restriction-Alterations/extn**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) no external alterations or extensions shall be carried out to the building(s) hereby approved.

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

### **GD06A No windows ~**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order), no window other than those shown on the approved plan(s) shall be installed in the wall(s) of the building hereby permitted.

REASON: To safeguard the amenities of adjoining occupiers.

### **U13316 Window obscure glazed-No openable**

The proposed second floor dormer window and ground floor (entrance hall) side window in the south elevation of the building 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 neighbouring properties.

### **U13317 Door to be obscure glazed**

The proposed ground floor door to the south elevation of the building hereby approved shall at no time be glazed otherwise than in obscured glass, below a minimum height of 1.75m (5'7") above the relevant internal floor level.

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

### **U13318 Details to specified scale** *0001 (part)*

The development shall not be carried out other than in accordance with detailed drawings to a scale of not less than 1:20 which shall be submitted to and approved in writing by the Local Planning Authority, such details to show elevations, sections and materials of the proposed windows to no 373 Sandycombe Road. The windows shall be installed in accordance with the approved details prior to development commencing for the new house hereby approved.

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

### **DV43 Parking Permits Restriction - Grampian** *0003*

No development shall begin until details of a scheme have been submitted to and approved in writing by the local planning authority to ensure that future occupiers of the units hereby approved will not be eligible for residents parking permits in any controlled parking zone. The scheme shall be implemented as part of the planning permission.

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, the conditions of general safety along the neighbouring highways, the residential amenity of the area and to accord with the Council's car parking policy and standards.

### **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.

**BD12 Details - Materials to be approved.**

*(dd02 part)*

The external surfaces of the building(s) (including fenestration) and, where applicable, all areas of hard surfacing shall not be constructed other than in materials details/samples of which shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality.

**U14240 Exist trees to be retained**

In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars (contained within the ACS report received 2nd March 2007) and paragraphs (a) and (b) below shall have effect until the expiration of 1 year from the date of the occupation of the building for its permitted use

a. No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written authority of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with BS3998 (Tree Work).

b. If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

c. The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars detailed in the ACS report received 2nd March 2007 before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition, or within the root protection area(s) of the retained tree(s) without the written consent of the Local Planning Authority, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

REASON: The existing trees represent an important amenity which the Local Planning Authority consider should be substantially maintained.

**U14241 Protect major roots-inspection**

All excavations in preparation of foundations and drainage and all works above ground level in the immediate vicinity of the London plane tree(s) shall be carried out in a manner to ensure that all major roots that are uncovered shall be retained and foundations bridged around them, and all major branches shall also be retained unless the Local Planning Authority otherwise agrees in writing; such works to be carried out to the satisfaction of the Local Planning Authority.

REASON: To ensure that tree (s) are not damaged or otherwise adversely affected by the building operations.

**LA28 Hand excavation only**

Any excavation within tree protection areas shall be carried out using non-mechanised hand tools only and shall result in the lowering of existing soil levels by a maximum of 5cm.

REASON: To ensure that the tree(s) are not damaged or otherwise adversely affected by building operations.

**U14242 Landscaping - size, species etc**

*(dd02 part) dd04 part*

No development shall take place until full details of soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include details of how the existing tarmac and concrete within the tree protection area(s) is to be removed, planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme.

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

**DETAILED INFORMATIVES**

**IE05A Noise control - Building sites**

## **SCHEDULE OF REASONS FOR APPLICATION 06/1987/FUL**

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 020 8891 1411) 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).

### **U21147 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, SR373/RAC/01C, 02/B, 03/B, RAC/04/B, 05/B and 06 received 2nd November 2006, Arboricultural Report by ACS consulting received 2nd March 2007.

### **U21148 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: HSG 1, 11, BLT 2, 4, 11, 15 and 16, TRN 2 and 4, ENV 9 and 34.

### **U21149 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 would at least preserve the character and appearance of the Conservation Area and the setting of nearby Buildings of Townscape Merit. It would not cause harm to neighbour amenity, highway safety or nearby trees.

### **IL23 Parking Permits**

Condition DV43 may be satisfied by the completion of a planning obligation under Section 106 of the Town and Country Planning Act 1990. You should contact the Legal Services Department on 020 8891 1411 or email [legal.services@richmond.gov.uk](mailto:legal.services@richmond.gov.uk) quoting reference KAB for further details.

### **U22301 Sustainable construction**

The applicant is encouraged to undertake the development in accordance with best sustainable construction practices and seek to achieve compliance with the Council's Sustainable Construction Checklist

**SCHEDULE OF REASONS FOR APPLICATION 06/1987/FUL**  
Supplementary Planning Document and EcoHomes 'excellent' standard.

**END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 06/1987/FUL**