

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

Mr Tom Sebastiano
AJ Darling and Sons Ltd
1 Mereway Road
Twickenham
TW2 6RF

Please contact: Planning Support

Please telephone: 020 8891 7300

Your ref:

Our ref: DC/BRS/08/2636/ADV

Letter Printed: 8 September 2008

FOR DECISION DATED
08.09.2008

Dear Sir/Madam

Applicant: Ms Ruth Mellor

Agent: Mr Tom Sebastiano

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

St Marys University College, 268 Waldegrave Road, Twickenham, Middlesex, TW1 4SX

for

Double sided monolith type entrance sign

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 any Orders or Regulations 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 below and listed on the attached schedule:-

CONDITIONS:

AH05 ADV reg cond- Siting
U22514 Removal of existing adverts ~
U22515 No change from approved details


AT01 Development begun within 3 years

INFORMATIVES:

U35221 Approved drawing numbers~~
U35223 Relevant policies/proposals ADV
U35222 Summary Reasons for Granting PP~

IH06C Damage to public highway

Yours faithfully


Robert Angus
Development Control Manager

SCHEDULE OF REASONS FOR APPLICATION 08/2636/ADV

APPLICANT NAME	AGENT NAME
Ms Ruth Mellor St Marys University College 268 Waldegrave Road Twickenham Middlesex TW1 4SX	Mr Tom Sebastiano 1 Mereway Road Twickenham TW2 6RF

SITE:

St Marys University College, 268 Waldegrave Road, Twickenham, Middlesex.

PROPOSAL:

Double sided monolith type entrance sign

DETAILED CONDITIONS

AH05 ADV reg cond- Siting

No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military). REASON: To comply with the requirements of the Town and Country Planning (Control of Advertisements) Regulations 2007.

U22514 Removal of existing adverts ~

This permission shall be of no effect so long as the existing advertisement referred to in this condition is displayed and when the existing advertisement is removed it shall not again be displayed without the consent of the Local Planning Authority. The advertisement referred to is the existing monolith entrance sign. REASON: To ensure that the proposed development does not prejudice the appearance of the locality by means of clutter.

U22515 No change from approved details

The advertisement hereby approved shall at no time be displayed other than in accordance with the design and colours shown on the appended drawing/s. REASON: To preserve visual amenity and prevent danger to road users.

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.

ADDITIONAL STANDARD CONDITIONS (DETAILED)

The standard conditions applicable to this application are as follows:

1. All advertisements displayed, and any land used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.
2. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
3. Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.
4. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
5. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as to otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).

SCHEDULE OF REASONS FOR APPLICATION 08/2636/ADV

DETAILED INFORMATIVES

U35221 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:- P.05.01, block plan and 2 x un-numbered drawings received on 29 July 2008.

U35223 Relevant policies/proposals ADV

This decision has taken into account the relevant policies of the Unitary Development Plans and all other material considerations where appropriate. Full reasons are given for the imposition of any conditions attached to this notice. For a full understanding of the reasons for reaching this decision reference should be made to the application report and any accompanying minutes. Minutes are only relevant if the application was considered by the Planning Committee. The following have been taken into account in the consideration of this proposal:- Unitary Development Plan - First Review 2005 policies BLT 2, 4, 22 and 23.

U35222 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 proposed advertisement would not prejudice the appearance of the locality, neighbour amenity, the integrity or setting of listed buildings or prejudice highway safety.

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.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 08/2636/ADV