

Reference No. 03/1758/FUL

Date: 14 August, 2003

N VELUPILLAI  
c/o ENGLISHAUS ARCHITECTS  
30 LAWRENCE ROAD  
HAMPTON  
TW12 2RJ

**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 **2 June, 2003** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

**106 AND 108 PRIORY ROAD, HAMPTON**

for

**PROPOSED GROUND FLOOR REAR EXTENSIONS TO BOTH SHOP UNITS.**

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 following condition(s) and/or informative(s):

**CONDITIONS:**

**AC01** DEVELOPMENT BEGUN WITHIN 5 YRS  
**GD01A** RESTRICTION ON USE OF ROOF  
**NS02U** NON-STANDARD

**BD08** MATERIALS TO MATCH EXISTING  
**DV14U** RESTRICTION ON STORAGE -WITHIN BLD ONL  
**DV21A**UPARKING - COMMERCIAL PROPERTIES

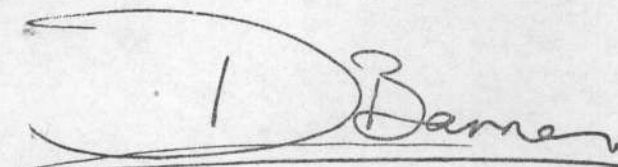
**INFORMATIVES:**

**IE05A** NOISE CONTROL - BUILDING SITES  
**IL10** BUILDING REGULATIONS REQUIRED  
**IL16U** RELEVANT POLICIES AND PROPOSALS

**IH06A** DAMAGE TO PUBLIC HIGHWAY  
**IL12U** APPROVED DRAWING NUMBERS

The full text of the condition(s) and/or informative(s) is shown on the attached sheet(s).

Environmental Protection and Customer Services  
Civic Centre, 44 York Street  
Twickenham, TW1 3BZ  
Tel: 020 8891 7300 FULG



Signature .....  
ON BEHALF OF THE COUNCIL  
(SEE ATTACHED NOTES)

N VELUPILLAI  
c/o ENGLISHAUS ARCHITECTS  
30 LAWRENCE ROAD  
HAMPTON  
TW12 2RJ

Reference No. 03/1758/FUL

The condition(s) and/or informative(s) applicable to this application are as follows:

**CONDITIONS:**

**AC01 DEVELOPMENT BEGUN WITHIN 5 YRS**

The development to which this permission relates must be begun not later than the expiration of five 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.

**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.

**GD01A RESTRICTION ON USE OF ROOF**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) no part(s) of the roof of the building(s) hereby approved shall be used as a balcony or terrace nor shall any access be formed thereto.

REASON: To safeguard the amenities of the occupiers of adjoining property.

**DV14U RESTRICTION ON STORAGE -WITHIN BLD ONLY**

No goods, merchandise, material or article of any description shall be stacked or stored, anywhere on the site other than within a building.

REASON: To ensure the proposed development does not prejudice the amenities of adjoining occupiers or have a detrimental effect on the visual amenities of the area and to retain adequate off-street parking and servicing facilities.

**NS02U NON-STANDARD**

No air conditioning, extractor or mechanical equipment shall be installed on the premises without the prior written approval of the Local Planning Authority.

REASON: To safeguard the amenities of neighbouring properties and the area in general.

**DV21AU PARKING - COMMERCIAL PROPERTIES**

The area indicated as "existing off-street parking available" on drawing 2302/02 shall be clearly marked out on site and be used only for purposes of vehicle parking and servicing by the occupiers of or visitors to the premises, and the existing vehicular access to this area shall be permanently maintained.

REASON: In order that satisfactory off-street parking and servicing facilities are retained in the interests of the local amenity, road safety and the free flow of traffic.

**INFORMATIVES:**

**IE05A NOISE CONTROL - BUILDING SITES**

Attention is drawn to the noise control provisions of the Control of Pollution Act 1974. Any enquiries for further information should be made to the Commercial Environmental Health Team, 7B Parkshot, Richmond, TW9 2RT (Tel: 020 8891 7994)

**IH06A 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.

If the pavement is already broken or damaged you should contact the Highways Management Group on 020 8891 7083 to arrange a joint inspection of the footway before work commences. Otherwise you may be held responsible for any damage found on completion of the works.

**IL10 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 Environmental Protection and Customer Services, 2nd floor Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411).

**IL12U 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 Section of Environmental Protection and Customer Services, 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:-

O.S. plan, 2302/01, 02 received on 2 June 2003.

**IL16U RELEVANT POLICIES AND PROPOSALS**

The following have been taken into account in the consideration of this proposal:-

Adopted Unitary Development Plan 1996 policies  
ENV 19, 24, 25, 37, TRN 22,23. Emerging Unitary Development Plan - First Review policies  
BLT 11, 15, 16, 30, TRN 2,4.