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

S And R Raithatha  
C/o Dixon Payne  
8 Palewell Park  
East Sheen  
SW14 8JG

**APPLICATION GRANTED**

Please contact: Planning Support

Please telephone: 020 8891 7300

Your ref:

Our ref:  
DC/AWL/06/1981/FUL/FUL

Letter Printed: 8 August 2006

**FOR DECISION DATED**  
08.08.2006

Dear Sir/Madam

**Applicant:** S And R Raithatha

**Agent:** Dixon Payne

**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:

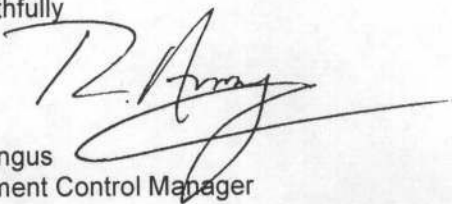
302 Upper Richmond Road West, East Sheen, London, SW14 7JG

for

Conversion of upper floors to two self contained flats (1 x 1 \_ 1 x 2 bed units) and change of use from office to residential including loft conversion with rear dormer

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> S And R Raithatha 302 Upper Richmond Road WestEast SheenLondonSW14 7JG	<b>AGENT NAME</b> Dixon Payne 8 Palewell ParkEast SheenSW14 8JG
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**SITE:**

302 Upper Richmond Road West, East Sheen, London, SW14 7JG.

**PROPOSAL:**

Conversion of upper floors to two self contained flats (1 x 1 \_ 1 x 2 bed units) and change of use from office to residential including loft conversion with rear dormer

**SUMMARY OF CONDITIONS AND INFORMATIVES**

**CONDITIONS:**

AT01 Development begun within 3 years BD14A Materials to match existing U10915 No reduction in dwelling numbers DV18A Refuse arrangements	DV30 Refuse storage U10917 Sound insulation
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**INFORMATIVES:**

IE05A Noise control - Building sites IH06C Damage to public highway U18595 Drawings	IL10A Building regulations required U18596 Policies U18597 Reasons to approve
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## DETAILED CONDITIONS

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### **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.

### **BD14A Materials to match existing**

No new external finishes (including fenestration), including works of making good, shall be carried out other than in materials to match the existing. REASON: To ensure that the proposed development is in keeping with the existing building(s) and does not prejudice the appearance of the locality.

### **U10915 No reduction in dwelling numbers**

No alterations shall be made to the development hereby approved nor shall they be occupied in any way which would result in a reduction in the number of residential units. REASON: To ensure that the development continues to contribute to the housing needs of the Borough by the retention of dwellings of a variety of sizes and types.

### **DV18A Refuse arrangements**

None of the buildings hereby approved shall be occupied until arrangements for the storage and disposal of refuse/waste have been made in accordance with details to be submitted to and approved in writing by the Local Planning Authority. REASON: To safeguard the appearance of the property and the amenities of the area.

### **DV30 Refuse storage**

No refuse or waste material of any description shall be left or stored anywhere on the site other than within a building or refuse enclosure. REASON: To safeguard the appearance of the property and the amenities of the area.

### **U10917 Sound insulation**

The dwellings hereby approved shall not be occupied without the prior written agreement from the Local Planning Authority that sound attenuation to a satisfactory standard has been standard on walls and floors, as applicable. REASON: In the interests of providing satisfactory living conditions in these and adjoining residential properties.

## DETAILED INFORMATIVES

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### **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 020 8891 1411) to arrange a joint inspection of the footway before work commences.

### **U18595 Drawings**

Decision Notice - Application 06/1981/FUL

## **SCHEDULE OF REASONS FOR APPLICATION 06/1981/FUL**

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:- 1.1, 2.1A received on 13 June 2006.

### **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).

### **U18596 Policies**

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 EMP 4, HSG 13, HSG 14, HSG 5, HSG 11, TRN 4, BLT 4, 11, 15, 16, IMP 2, STG 5

### **U18597 Reasons to approve**

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 loss of business space would comply with EMP 4 and HSG 5 in returning to a former residential use, and the dormer would be in scale with the roof and unharmed to the streetscene and BTM.

**END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 06/1981/FUL**

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