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TOWN AND COUNTRY PLANNING ACT 1990: DECISION NOTICE LBC

Mr Stephen Gee
Peter Inskip + Peter Jenkins Architects
19-23 White Lion Street
London
N1 9PD
United Kingdom

Please contact: Planning Support
Please telephone: 0845 612 2660
Your ref:
Our ref: DC/RIT/09/0782/LBC/LBC

Letter Printed: 24 July 2009

FOR DECISION DATED
24.07.2009

Dear Sir/Madam

Applicant: Mr Roger Hackett

Agent: Mr Stephen Gee

WHEREAS in accordance with the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990, and any Orders or Regulations thereunder, you have made an application received on **2 April 2009** and illustrated by plans for Listed Building Consent for works at:

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

for

Various Internal And External Works To A Listed Building.

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 and regulations made thereunder that consent 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

Mr Roger Hackett
 96 Clifden Court
 Road Twickenham Middlesex TW1 4LRUK

AGENT NAME

Mr Stephen Gee

SITE:

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

PROPOSAL:

Various Internal And External Works To A Listed Building.

SUMMARY OF CONDITIONS AND INFORMATIVES**CONDITIONS:**

AT04 Commencement of works- LBC U27465 Protection of Internal Features	U27466 Services
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INFORMATIVES:

U41419 LBC IE05A Noise control - Building sites IL10A Building regulations required	U41420 Reasons for granting LBC U41421 Policies
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SCHEDULE OF CONDITIONS AND INFORMATIVES TO APPLICATION 09/0782/LBC

DETAILED CONDITIONS

AT04 Commencement of works- LBC

The works to which this Listed Building Consent relates must be begun before the expiration of three years beginning with the date of this consent. REASON: To conform with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

U27465 Protection of Internal Features

Suitable precautions must be taken to secure and protect the interior elements against accidental loss or damage during the building work and no such elements may be disturbed or removed temporarily or permanently except as indicated on the approved drawings or with the prior approval, in writing, of the Local Planning Authority. REASON: To protect the integrity of the building.

U27466 Services

The position, type, and manner of installation of all new relocated services and related fittings shall be adequately specified in advance of any work being carried out, and the prior approval in writing of the Local Planning Authority must be obtained wherever these installations are to be visible or where ducts or other methods of concealment are proposed. Particular regard should be given to work affecting the following features or parts of the building: REASON: To protect the integrity of the building.

DETAILED INFORMATIVES

U41419 LBC

If you alter your proposals in any way, including to comply with the Building Regulations, a further Listed Building Consent application may be required. You are reminded that it is a criminal offence to carry out works which affect the architectural or historic interest of a Listed Building without first obtaining Listed Building Consent for those works. If you wish to deviate in any way from the proposal shown on the above drawings you should contact Development Control, Environment Directorate, Civic Centre 44 York Street, Twickenham, TW1 3BZ. For the avoidance of doubt the Drawing(s) No(s) for this decision refers are as follows:- Location Plan received 1st June 2009. SHT GA 01, SHT GA 34, SHT GA 35, SHT GA 010, SHT GA 011, SHT GA 012, SHT GA 013, SHT GA 014, SHT GA 015, SHT GA 016, SHT GA 017, SHT GA 133 rev C, SHT GA 46, SHT GA 47, SHT GA 48, SHT GA 49, SMT M 01, SMT M 02, SMT M 03, SHT GA 040, SHT GA 041, SHT GA 042, SHT GA 042, SHT GA 043, SHT GA 44, SHT GA 45, SHT K 14, SHT K 15, SHT K 16, SHT K 17, SHT K 22 received 2nd April 2009.

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).

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).

U41420 Reasons for granting LBC

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 listed building consent. The proposed works to the the buidling would not detract from the special architectural and historic interst of this listed building.

SCHEDULE OF CONDITIONS AND INFORMATIVES TO APPLICATION 09/0782/LBC

U41421 Policies

The following have been taken into account in the consideration of this proposal:- Unitary Development Plan -
First Review 2005 policy BLT 3

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 09/0782/LBC