

Environment Directorate, Civic Centre, 44 York Street, Twickenham TW1 3BZ
Tel: 020 8891 7300 Fax: 020 8891 7789, textphone 020 8891 7120 email: envprotection@richmond.gov.uk
Website: www.richmond.gov.uk

TOWN AND COUNTRY PLANNING ACT 1990: DECISION NOTICE HOT

Mr Gary Monk
C/o Englishhaus Architects
30 Lawrence Road
Hampton
TW12 2RJ

Please contact: Planning Support

Please telephone: 020 8891 7300

Your ref:

Our ref:
DC/ASP/04/2929/HOT/HOT

Date: CERTIFIED COPY FOR
19.11.2004

Dear Sir/Madam

Applicant: Mr Gary Monk

Agent: Englishhaus Architects

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 **10 September 2004** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

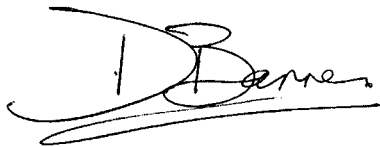
84 Heathfield South, Twickenham, Richmond Upon Thames, TW2 7SS

for

Proposed Single Storey Rear Extension.

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



D Barnes
Head of Development and Enforcement

Trevor Pugh, Director Environment

SCHEDULE OF CONDITIONS AND INFORMATIVES TO APPLICATION 04/2929/HOT

APPLICANT NAME Mr Gary Monk 84 Heathfield South Twickenham Richmond Upon Thames TW2 7SS	AGENT NAME Englishhaus Architects 30 Lawrence Road Hampton TW12 2RJ
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SITE:

84 Heathfield South, Twickenham, Richmond Upon Thames, TW2 7SS.

PROPOSAL:

Proposed Single Storey Rear Extension.

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS:

AC01 Development begun within 5 years	BD08 Materials to match existing
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INFORMATIVES:

U03756 Approved drawing numbers	IL10 Building regulations required
IE05A Noise control - Building sites	IL16H Relevant policies and proposals - HOT
IH06A Damage to public highway	U03757 Thames water informative

SCHEDULE OF CONDITIONS AND INFORMATIVES TO APPLICATION 04/2929/HOT

DETAILED CONDITIONS

AC01 Development begun within 5 years

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.

DETAILED INFORMATIVES

U03756 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, 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:- EH.2513/01 received on 24 September and EH.2513/02 received on 17 November 2004.

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).

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, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 7300).

SCHEDULE OF CONDITIONS AND INFORMATIVES TO APPLICATION 04/2929/HOT

IL16H Relevant policies and proposals - HOT

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:

Adopted Unitary Development Plan 1996 policies ENV 19, 23 and 24

Emerging Unitary Development Plan 1996 - First Review policies BLT 11, 15 and 16

U03757 Thames water informative

There are public sewers crossing the site, therefore, no building will be permitted within 3 metres of the sewers without Thames Water's approval. Should you require a building over application form or other questions relating to your building/development work, please contact Thames Water on: 0845 850 2777.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 04/2929/HOT
