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TOWN AND COUNTRY PLANNING ACT 1990: DECISION NOTICE

Laura Leatherbarrow
DHA Planning
Eclipse House
Eclipse Park
Sittingbourne Road
Maidstone
Kent
ME14 3EN
United Kingdom

Please contact: Planning Support

Please telephone: 0845 612 2660

Your ref: GK Railway Inn

**APPLICATION GRANTED
THIS APPLICATION IS
SUBJECT TO A LEGAL
AGREEMENT BEFORE
EFFECTIVE**

Our ref:
DC/MAR/10/0013/FUL/FUL

Letter Printed: 19 July 2010

**FOR DECISION DATED
19.07.2010**

Dear Sir/Madam

Applicant:

Agent: Laura Leatherbarrow

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 **5 January 2010** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

The Railway Inn, 127 Station Road, Hampton, TW12 2AL.

for

Conversion of former public house to 4 no. dwellings and demolish an existing two-storey outbuilding.

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

APPLICANT NAME c/o AGENT	AGENT NAME Laura Leatherbarrow Eclipse House Eclipse Park Sittingbourne Road Maidstone Kent ME14 3EN United Kingdom
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SITE:

The Railway Inn, 127 Station Road, Hampton, TW12 2AL.

PROPOSAL:

Conversion of former public house to 4 no. dwellings and demolish an existing two-storey outbuilding.

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS:

U31958 Details of Boundary Treatment AT01 Development begun within 3 years BD08 Materials to match existing PK06A Cycle parking	DV18A Refuse arrangements LT09 Hard and Soft Landscaping Required U31423 Car club membership
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INFORMATIVES:

U45991 S106 Agreement IE05B Noise Control - Building Sites IH06C Damage to public highway IL10A Building regulations required U45806 Construction traffic	U45803 Reasons for approval U45804 Decision drawings U45805 Highways condition survey U45802 Relevant policies
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DETAILED CONDITIONS

U31958 Details of Boundary Treatment

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before [the use hereby permitted] is commenced or [before the building(s) is/are occupied] or [in accordance with a timetable agreed in writing with the Local Planning Authority]. Development shall be carried out in accordance with the approved details.

REASON: To safeguard the visual amenities of the locality and the privacy/amenities of the prospective occupiers and adjoining properties.

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.

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.

PK06A Cycle parking

No building/dwelling/part of the development shall be occupied until cycle parking facilities have been provided in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show the position, design, materials and finishes thereof.

REASON: To accord with this Council's policy to discourage the use of the car wherever possible.

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.

LT09 Hard and Soft Landscaping Required

(A) No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the local planning authority. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artifacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing utility services above and below ground (e.g. drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant; a program or timetable of the proposed works

(B) Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); detailing the quantity, density, size, species, position and the proposed time or programme of planting of all shrubs, hedges, grasses etc, together with an indication of how they integrate with the proposal in the long term with regard to their mature size and anticipated routine maintenance. All tree, shrub and hedge planting included within that specification shall be carried out in accordance with BS 3936:1986 (parts 1, 1992, Nursery Stock, Specification for trees and shrubs, and 4, 1984, Specification for forest trees); BS 4043: 1989, Transplanting root-balled trees; and BS 4428:1989, Code of practice for general landscape operations (excluding hard surfaces).

(C) All hard and soft landscape works shall be carried out in accordance with the approved details and in any event prior to the occupation of any part of the development.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality and to preserve and enhance nature conservation interests

U31423 Car club membership

Before the development hereby permitted begins a scheme shall be agreed in writing with the local planning authority and be put in place to ensure that for the lifetime of the unit it shall be a member of a car club and that future occupiers of the units hereby approved will be eligible for membership of a car club for the lifetime of the building. The scheme shall be implemented as part of the planning permission.

REASON: To ensure that the development does not generate an increased demand for on-street car parking to the detriment of the free flow of traffic, the conditions of general safety along the neighbouring highways, the residential amenity of the area and to accord with the Councils car parking policy and standards.

DETAILED INFORMATIVES

U45991 S106 Agreement

This planning permission is subject to a Section 106 Agreement which must be read in conjunction with it. The agreement would require a payment of £2079 towards educational facilities in the borough.

IE05B Noise Control - Building Sites

The attention of the applicant is drawn to the requirements of section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise and vibration on construction and demolition sites. Application, under section 61 of the Act for prior consent to the works, can be made to the Environmental Health Department.

Under the Act the Council has certain powers to control noise from construction sites. Typically the council will limit the times during which sites are permitted to make noise that their neighbours can hear.

For general construction works the Council usually imposes (when necessary) the following limits on noisy works:-

Monday to Friday 8am to 6pm

Saturdays 8am to 1pm

Sundays and Public Holidays- no noisy activities allowed

Applicants should also be aware of the guidance contained in British Standard 5228;2009 - Noise and vibration control on construction and open sites.

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.

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.

SCHEDULE OF REASONS FOR APPLICATION 10/0013/FUL

(Tel: 020 8891 1411).

U45806 Construction traffic

Details, routes and access of all construction traffic to the site are to be agreed with the Transport Planning Group prior to the commencement of development. The applicants are advised to contact Nunzia D'Apolito in Transport Planning for further information.

U45803 Reasons for approval

The proposal would provide additional units of residential accommodation without compromising the character and appearance of the area or causing significant harm to neighbour amenities. Sufficient alternative entertainment uses exist in the area as to not raise concerns regarding the loss of the public house and the scheme satisfies relevant policy requirements for parking and sustainability.

U45804 Decision drawings

For the avoidance of doubt the Drawing(s) No(s) to which this decision refers are as follows:- DHA/7335/01 rev A, DHA/7335/02, DHA/7335/03 and DHA/7335/05 received on 5 January 2010 and DHA/7335/04 rev A received on 1 April 2010.

U45805 Highways condition survey

A highway condition survey is required before works are carried out to the site. The applicants are advised to contact the highways inspector for their area within the Highway Management Group with regard to this survey, which will include but may not be limited to photographs of the public highway surrounding the site.

U45802 Relevant policies

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

Unitary Development Plan - First Review 2005 policies BLT 4, 5, 11, 13, 15 and 16, HSG 4, 11, 13, 14, 18, TRN 2 and 4 and CCE 15

Local Development Framework Core Strategy 2009 policies CP 1, 2 and 14

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 10/0013/FUL