



**LONDON BOROUGH OF
RICHMOND UPON THAMES**

TOWN AND COUNTRY PLANNING ACT 1990 : DECISION NOTICE

Reference No. 03/1029/FUL

Date: 12 June, 2003

M CARRIBINE
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 26 March, 2003 and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

21 STANLEY ROAD, TEDDINGTON

for

**CONVERSION OF 2 FLATS INTO 4 FLATS WITH ERECTION OF SINGLE STOREY BASEMENT
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 following condition(s) and/or informative(s):

CONDITIONS:

**AC01 DEVELOPMENT BEGUN WITHIN 5 YRS
DV11U USE OF ROOF RESTRICTED**

BD14A MATERIALS TO MATCH EXISTING

INFORMATIVES:

**IE05 NOISE CONTROL - BUILDING SITES
IL10 BUILDING REGULATIONS REQUIRED
IL16U RELEVANT POLICIES AND PROPOSALS**

**IH06 DAMAGE TO PUBLIC HIGHWAY
IL12U APPROVED DRAWING NUMBERS
I13 VEHICLE CROSSOVER**

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)

M CARRIBINE
c/o ENGLISHAUS ARCHITECTS
30 LAWRENCE ROAD
HAMPTON
TW12 2RJ

Reference No. 03/1029/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.

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.

DV11U USE OF ROOF RESTRICTED

The roof of the rear extension shall not be used for any purpose other than as a means of escape in emergency or for maintenance of the building.

REASON: To safeguard the amenities of the adjoining premises and the area generally.

INFORMATIVES:

IE05 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 Health, Consumer and Registration Services, 7B Parkshot, Richmond, TW9 2RT (Tel: 020 8891 7994).

IH06 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 parties responsible.

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:-

2303/2A received on 26th March 2003, 2303/3B received on 22nd May 2003 and 2303/4B received on 4th 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, 23, 24; HSG 11, 12

Emerging Unitary Development Plan - First Review policies
BLT 11, 15, 16; HSG 11, 12

I13 VEHICLE CROSSOVER

The permission hereby granted shall not be construed as authority to carry out works on the publicly maintained highway. The applicant is advised that all such works must be carried out by the Council's own appointed contractor following approval from the Highway Management Group. Further details and application forms can be obtained from the Civic Centre by telephoning 020 8891 7456. Application forms must be accompanied by a copy of the planning consent to which the application relates and the relevant part of the approved drawing.