

Development Control, Civic Centre, 44 York Street, Twickenham TW1 3BZ  
Tel: 020 8891 7300 Fax: 020 8891 7702, textphone 020 8891 7120 email: envprotection@richmond.gov.uk  
Website: www.richmond.gov.uk

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

St Mary's College  
C/o Ash Design Consultants  
RIVERSIDE OFFICES BLOCK A  
LITTLEBROOK BUSINESS PARK  
DARTFORD  
DA1 5PZ

Please contact: Planning Support

Please telephone: 020 8891 7300

Your ref:

Our ref: DC/JRB/04/0293/FUL

Date: CERTIFIED COPY FOR  
13.07.2004

Dear Sir/Madam

**Applicant:** St Mary's College

**Agent:** Ash Design Consultants

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

**St. Marys University College** , Waldegrave Road, Twickenham

for

**Temporary Erection Of Porta-cabin For Changing Room And Storage On Land Adjacent To The Existing Sports Hall.**

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  
Development Control Manager

## SCHEDULE OF CONDITIONS AND INFORMATIVES TO APPLICATION 04/0293

<b>APPLICANT NAME</b> St Mary's College	<b>AGENT NAME</b> Ash Design Consultants RIVERSIDE OFFICES BLOCK A LITTLEBROOK BUSINESS PARK DARTFORD DA1 5PZ
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**SITE:**

St. Marys University College , Waldegrave Road, Twickenham, . . .

**PROPOSAL:**

Temporary Erection Of Porta-cabin For Changing Room And Storage On Land Adjacent To The Existing Sports Hall.

### SUMMARY OF CONDITIONS AND INFORMATIVES

**CONDITIONS:**

AC01 DEVELOPMENT BEGUN WITHIN 5 YEARS	U00697 PROTECTIVE FENCING
U00696 TEMPORARY PERMISSION	U00698 MEASURES TO PROTECT NEARBY TREES
BD05 DETAILS - MATERIALS TO BE APPROVED	

**INFORMATIVES:**

IE05A NOISE CONTROL - BUILDING SITES	IL10 BUILDING REGULATIONS REQUIRED
IH06A DAMAGE TO PUBLIC HIGHWAY	U01017 APPROVED DRAWING NUMBERS
	U01018 RELEVANT POLICIES

## SCHEDULE OF CONDITIONS AND INFORMATIVES TO APPLICATION 04/0293

### DETAILED CONDITIONS

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#### 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.**

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#### U00696 TEMPORARY PERMISSION

This permission be for a limited period of 5 years only, expiring on 12 July 2009 when the buildings and works carried out under this permission shall be removed and the land reinstated to its former condition to the satisfaction of the Local Planning Authority.

**REASON: To comply with the terms of the application and because the prominent position and materials of construction are not considered suitable for a permanent building.**

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#### BD05 DETAILS - MATERIALS TO BE APPROVED

The external surfaces of the building(s) and, where applicable, all areas of hard surfacing, shall not be constructed other than in materials, details/samples of which shall be submitted to and approved in writing by the Local Planning Authority.

**REASON: To ensure that the proposed development does not prejudice the appearance of the locality.**

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#### U00697 PROTECTIVE FENCING

No equipment, machinery or materials are to be brought on the site for the purpose of the development until all trees to be retained shall be protected by fences or other suitable means of enclosure to the recommended distances given in Table 1 of BS 5837 (1991) 'A Guide for Trees in Relation to Construction', or to such distances and by such methods as may be agreed in writing by the Local Planning Authority prior to the commencement of the proposals and with regard to this proposal such protective fencing shall normally be at least 1.2m high comprising a vertical and horizontal framework of scaffolding, well braced to resist impact, supporting either cleft chestnut pale fencing (in accordance with BS 1772: part 4) or chain link fencing (in accordance with BS 1772: part 1) as shown in figure 4 of BS 5837 (1991), within which no activities associated with building operations shall take place, such areas also being free of the storage of materials or temporary structures. No fire shall be lit within 10m from the outside of the crown spread of trees to be retained. All means of protection shall be in situ for the duration of the development and distances of such protection should be passed by a person suitably experienced in arboriculture.

**REASON: To ensure that the tree (s) are not damaged or otherwise adversely affected by building operations and soil compaction.**

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#### U00698 MEASURES TO PROTECT NEARBY TREES

The development shall not be carried out other than in accordance with details to be submitted to and approved in writing by the Local Planning Authority, such details to show a method of foundation construction and routing of any underground services designed to avoid root damage to nearby trees.

**REASON: to ensure that the trees are not damaged or otherwise adversely affected by building operations.**

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### DETAILED INFORMATIVES

## **SCHEDULE OF CONDITIONS AND INFORMATIVES TO APPLICATION 04/0293**

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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).

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### **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.

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### **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).

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### **U01017 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:- 03788/P(0)1B, 03788/P(0)2B and 03788/P(0)3B received on 10 May 2004.

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### **U01018 RELEVANT POLICIES**

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 3, 8, 12, 19**

**Emerging Unitary Development Plan - First Review policies: ENV 1, 9, 10, BLT 11**

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**END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 04/0293**

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