



London Borough of Richmond upon Thames

TOWN AND COUNTRY PLANNING ACT 1990

Reference No. 94/0397/FUL

Date: 26th May, 1994

The Governors of
c/o The Architecture & Planning
Practice
Knockhundred House
Knockhundred Row
Midhurst, GU29 9DQ

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 16th February, 1994 and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

ST MARYS COLLEGE, STRAWBERRY HILL, WALDEGRAVE ROAD, TWICKENHAM
for
ERECTION OF TENNIS 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 following condition(s) and/or informative(s):

CONDITIONS:

AC01	DEVELOPMENT BEGUN WITHIN 5 YRS	BD05	DETAILS MATERIALS 2 B APPRVED
LA03	NO FELLING/LOPPING EXCEPT APPR	LA06	PROTECT TREES - TPO TREES
LA07	TREE PLANTING SCHEME	LA08	PROTECT MAJOR ROOTS & SITE INS
LA17	SOIL COMPACTION		

INFORMATIVES:

IF02	DIS. PERSONS EDUCATIONAL BLDGS	IF04	TREES - TPO/CA NOTICE
IF07	TREES - PEGGING OUT BUILDING	IF08	TREES - SIZE OF NEW STOCK
IF16	DAMAGE TO PUBLIC HIGHWAY	IF30	NOISE CONTROL - BUILDING SITES
IF44	DECISION DRAWING NUMBERS	IF70	BUILDING REGULATIONS REQUIRED

The full text of the condition(s) and/or informative(s) is shown on the attached sheet(s).

Planning and Building Control Division
Planning, Transport and Client Services
Civic Centre, 44 York Street
Twickenham, TW1 3BZ
Tel: 081 891 1411


HEAD OF PLANNING & BUILDING CONTROL
Signature.....

(SEE ATTACHED NOTES)

The Governors of
c/o The Architecture & Planning
Practice
Knockhundred House
Knockhundred Row
Midhurst, GU29 9DQ

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.

BD05 DETAILS MATERIALS 2 B APPRVED

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.

LA03 NO FELLING/LOPPING EXCEPT APPR

No tree(s) other than as shown on the approved drawing shall be wilfully damaged or destroyed or uprooted, felled, lopped or topped without the previous written consent of the Local Planning Authority within 18 calendar months after the completion of the approved development. Any trees removed without such consent or dying or being severely damaged or becoming seriously diseased before the end of that period shall be replaced with trees of such size and species as may be agreed in writing by the Local Planning Authority.

REASON: The existing trees represent an important amenity which the Local Planning Authority consider should be substantially maintained.

LA06 PROTECT TREES - TPO TREES

For the duration of the development including demolition and site clearance, the trees the subject of TPO No. 412 and situated within the application site shall be protected by fences or other suitable means of enclosure 1.5m high within which no activities associated with building operations shall take place. These means of enclosure shall be erected to the extent of the crown spread of the trees or where circumstances prevent this to a minimum radius of 2m from the trunk of the tree, and such protection shall be retained to the satisfaction of the Local Planning Authority until the development has been completed.

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

LA07 TREE PLANTING SCHEME

Before the building hereby permitted is first used as a sports hall trees shall be planted on the land in such positions and of such species as may be agreed in writing with the Local Planning Authority. Any trees which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

REASON: To safeguard the appearance of the locality.

LA08 PROTECT MAJOR ROOTS & SITE INS

All excavations in preparation of foundations and drainage and all works above ground level in the immediate vicinity of the retained tree shall be carried out in a manner to ensure that all major roots that are uncovered shall be retained and foundations bridged around them, and all major branches shall also be retained unless the Local Planning Authority otherwise agrees in writing; such works to be carried out to the satisfaction of the Local Planning Authority.

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

LA17 SOIL COMPACTION

No work shall take place on site until details of measures to be taken to prevent compaction of the ground over the roots of the tree the subject of TPO No. 412 have been submitted to and approved in writing by the Local Planning Authority and such measures shall be carried out during construction and demolition to the satisfaction of the Local Planning Authority.

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

INFORMATIVES:

IF02 DIS. PERSONS EDUCATIONAL BLDGS

The applicant's attention is drawn to Section 7 (Signs) and Section 8 (Access and Facilities) of the Chronically Sick and Disabled Persons Act 1970 and to design Note No.18 - Access for the Physically Disabled to Educational Buildings:HMSO. Attention is also drawn to the provisions of part M of the Building Regulations 1985 - concerning access and facilities for disabled people.

IF04 TREES - TPO/GA NOTICE

Nothing in this notice shall override the provisions of:

- (i) TPO No. which affects the application site.
- (ii) The Town and Country Amenities Act 1990 which requires the service of 6 weeks notice on the Local Planning Authority prior to the excavation of works to trees in Conservatin Areas; the application site is subject to such a requirement.

IF07 TREES - PEGGING OUT BUILDING

The applicant is advised to contact Planning, Transport and Client Services (Planning and Building Control Division) when the site has been pegged out so that a meeting may be arranged on site to determine whether any minor alterations to the position(s) of the building(s) will be required to enable the retention of the existing mature trees.

IF08 TREES - SIZE OF NEW STOCK

The Local Planning Authority would normally expect all new trees to be planted to be a minimum size of SELECTED STANDARD which shall have a sturdy reasonably straight stem with a clear height from ground level to the lowest branch of 1.80m, an overall height of between 3 and 3.50m and a stem circumference measured at 1 metre from ground level of 10-12cm. The tree shall, according to the species and intended use, have either a well-balanced branching head or a well defined, straight and upright central leader with the branches growing out from the stem with reasonable symmetry.

IF16 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.

IF30 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 Environmental Health Division, Pollution Team, Elmfield House, High Street, Teddington, TW11 8EJ (Tel: 01-943-3011).

IF44 DECISION DRAWING NUMBERS

For the avoidance of doubt the Drawing(s) No(s) to which this decision refers are as follows: AL(0)07, 01 and 08 received on 16 February 1994 and AL(0)06A and 05A received on 5 May 1994.

IF70 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 Planning, Transport and Client Services Department, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. Tel no. 081 891 1411.