

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 And Mrs G Bates  
C/o Englishhaus Architects  
30 Lawrence Road  
Hampton  
Middx  
TW12 2RJ

Please contact: Planning Support

Please telephone: 020 8891 7300

Your ref:

Our ref:  
DC/AMS/04/3920/HOT/HOT

Date: CERTIFIED COPY FOR  
03.02.2005

Dear Sir/Madam

**Applicant:** Mr And Mrs G Bates

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

**73 Queens Road, Richmond, Richmond Upon Thames, TW10 6HJ**

for

**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

  
Robert Angus  
Development Control Manager

Trevor Pugh, Director Environment

## SCHEDULE OF CONDITIONS AND INFORMATIVES TO APPLICATION 04/3920/HOT

<b>APPLICANT NAME</b> Mr And Mrs G Bates 73 Queens Road Richmond Richmond Upon Thames TW10 6HJ	<b>AGENT NAME</b> Englishaus Architects 30 Lawrence Road Hampton Middx TW12 2RJ
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**SITE:**

73 Queens Road, Richmond, Richmond Upon Thames, TW10 6HJ.

**PROPOSAL:**

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:**

IE05A Noise control - Building sites	IL10 Building regulations required
IH06A Damage to public highway	U05040 Approved drawing numbers
	U05041 Relevant policies and proposals

## SCHEDULE OF CONDITIONS AND INFORMATIVES TO APPLICATION 04/3920/HOT

### 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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#### **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.**

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### DETAILED INFORMATIVES

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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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#### **U05040 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 24, EH 2409/02 received on 13 December 2004.

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## **SCHEDULE OF CONDITIONS AND INFORMATIVES TO APPLICATION 04/3920/HOT**

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### **U05041 Relevant policies and proposals**

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, 24**

**Emerging Unitary Development Plan - First Review policies: BLT 11, 15, 16**

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**END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 04/3920/HOT**

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