

Mr David Mansoor
Drawing and Planning Ltd
Mercham House
25-27 The Burroughs
Hendon
NW4 4AR
United Kingdom

Letter Printed 2 May 2017

FOR DECISION DATED
2 May 2017

Dear Sir/Madam

The Town and Country Planning Act 1990, (as amended)
Decision Notice

Application: 17/0899/HOT
Your ref: 43 Lonsdale Road - Retro
Our ref: DC/SAR/17/0899/HOT/HOT
Applicant: Ms Nadia Ledger
Agent: Mr David Mansoor

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 **7 March 2017** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

43 Lonsdale Road Barnes London

for

Single storey rear extension, installation of dormer windows to side and rear roof slopes, extension to existing basement incorporating new side and rear light wells, alterations to existing rear window openings, plus new soft/hard landscaping. Part retrospective.

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

A handwritten signature in black ink, appearing to read 'R. Angus', with a long horizontal flourish extending to the right.

Robert Angus
Head of Development Management

SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 17/0899/HOT

APPLICANT NAME

Ms Nadia Ledger
Unit 6-9b
South Park Studios
88 Peterborough Road
LONDON
SW6 3HH

AGENT NAME

Mr David Mansoor
Mercham House
25-27 The Burroughs
Hendon
NW4 4AR
United Kingdom

SITE

43 Lonsdale Road Barnes London

PROPOSAL

Single storey rear extension, installation of dormer windows to side and rear roof slopes, extension to existing basement incorporating new side and rear light wells, alterations to existing rear window openings, plus new soft/hard landscaping. Part retrospective.

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

AT01	Development begun within 3 years
U22285	Materials to match existing
U22286	Approved Drawings
DV42	Details of foundations - piling etc
U22287	No sleeping accommodation in basement
U22288	Construction Management Statement
U22289	Flood Mitigation
GD01A	Restriction on use of roof

INFORMATIVES

U14093	Public Highway Condition Survey
U14094	Details of piling
U14098	Groundwater
U14096	Composite Informative
U14097	NPPF APPROVAL - Para. 186 and 187
U14095	Back Flow

DETAILED CONDITIONS AND INFORMATIVES

DETAILED CONDITIONS

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.

U22285 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, except where indicated otherwise on the submitted application form and drawings.

REASON: To ensure that the proposed development is in keeping with the existing building and does not prejudice the appearance of the locality.

U22286 Approved Drawings

The development hereby permitted shall be carried out in accordance with the following approved plans and documents, where applicable.

SNAS_64_1999, SNAS_2000, SNAS_2001, SNAS_2002, SNAS_2003, SNAS_2004, SNAS_64_2005, SNAS_64_2006, SNAS_64_2007, SNAS_64_2008, SNAS_2009, SNAS_2010, SNAS_2011, SNAS_2012, SNAS_64_2013, SNAS_64_2014, SNAS_64_2015, SNAS_64_2016, SNAS_2017, SNAS_2020, SNAS_2021, SNAS_2022, SNAS_2023, SNAS_2024, SNAS_64_2025, SNAS_64_2026, SNAS_64_2028, SNAS_64_2029, SNAS_64_2030, SNAS_64_2031, Basement Pumps Drainage Strategy received 7 March 2017.

REASON: To accord with the terms of the application, for the avoidance of doubt and in the interests of proper planning.

DV42 Details of foundations - piling etc

No material start shall take place on the development hereby approved until written notice of the intention to commence work has been sent to the Development Control department of the Council. Such notice shall be sent to that department not less than 21 days prior to a material start on the development and shall give details of the intended method of constructing the foundations, including method and equipment for piling, if applicable. (See informative IE06 on this notice which gives advice on foundation construction that minimises nuisance to neighbours).

Reason: To ensure that the local planning authority has sufficient notice of the commencement of work and the methods of foundation construction to enable measures to be taken, if appropriate, to protect the amenities of neighbouring occupiers

U22287 No sleeping accommodation in basement

The basement extension hereby permitted shall not be used as sleeping accommodation.

REASON: The building is located within a designated flood plain where basement sleeping accommodation would increase the risk of flooding to inhabitants.

U22288 Construction Management Statement

No development shall take place, including any works of demolition, other than in accordance with the "Construction Management Plan" prepared by Abtech Basement Systems; drawings PG.16.028.01 and Appendix D Site Setup Plan received 7 March 2017. The approved plan and drawings shall be adhered to throughout the construction period.

REASON: In the interests of highway and pedestrian safety together with the amenity of the area.

U22289 Flood Mitigation

The development hereby approved shall not be carried out except in accordance with the flood risk management and mitigation measures set out in the revised Flood Risk Assessment (FRA) prepared by Water Environment Limited, dated 18 April 2016, received 25 April 2017

REASON: The building is located within a designated flood plain and the measures are required to reduce the risk of flooding to inhabitants.

GD01A Restriction on use of roof

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order) no part(s) of the roof of the building(s) hereby approved shall be used as a balcony or terrace nor shall any access be formed thereto.

REASON: To safeguard the amenities of the occupiers of adjoining property.

DETAILED INFORMATIVES

U14093 Public Highway Condition Survey

If they have not done so already, the applicant shall contact the Council to arrange for a condition survey of the public highway, they must do so prior to commencement of works by emailing highwaysandtransport@richmond.gov.uk.

U14094 Details of piling

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. Where developments include foundations works require piling operations it is important to limit the amount of noise and vibration that may affect local residents.

There are a number of different piling methods suitable for differing circumstances. Guidance is contained in British Standard BS 5228 Noise control on Construction and Open Sites - Part 4: Code of Practice for noise and vibration control applicable to piling operations.

Where there is a risk of disturbance being caused from piling operations then the council under section 60 Control of Pollution Act 1974 can require Best Practicable Means (BPM) to be carried out. This may entail limiting the type of piling operation that can be carried out.

The types of piling operations which are more suitable for sensitive development in terms of noise and vibration impact are;

- Hydraulic Piling
- Auger Piling
- Diaphragm Walling

U14098 Groundwater

Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Groundwater permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 8507 4890 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.

Reason for granting:

The proposal has been considered in the light of the Development Plan, comments from statutory consultees and third parties (where relevant) and compliance with Supplementary Planning Guidance as appropriate. It has been concluded that there is not a demonstrable harm to interests of acknowledged importance caused by the development that justifies withholding planning permission.

Principal Policies:

Where relevant, the following have been taken into account in the consideration of this proposal:-

Core Strategy Policies: CP 7

Development Management Plan Policies: DM DC 1, DM DC 4, DM DC 5, DM HD 1, DM HD 3, DM SD 6, DM OS 5

Supplementary Planning Guidance: House Extensions and External Alterations, Buildings of Townscape Merit, Barnes Village Planning Guidance

Local Plan: Publication Version for Consultation: LP 1, LP 3, LP 4, LP 8, LP 10, LP 11, LP 16, LP 21

Building Regulations:

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. (Tel: 020 8891 1411).

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 Department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411).

Damage to the 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.

BEFORE ANY WORK COMMENCES you MUST contact the London Borough of Richmond upon Thames, 44 York Street, Twickenham TW1 3BZ, Telephone 020 8891 1411 to arrange a pre-commencement photographic survey of the public highways adjacent to and within the vicinity of the site. The precondition survey will ensure you are not charged for any damage which existed prior to commencement of your works.

If you fail to contact us to arrange a pre commencement survey then it will be assumed that any damage to the highway was caused by your activities and you will be charged the full cost of repair.

Once the site works are completed you need to contact us again to arrange for a post construction inspection to be carried out. If there is no further damage then the case will be closed. If damage or further damage is found to have occurred then you will be asked to pay for repairs to be carried out.

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.

Any enquiries for further information should be made to the Commercial Environmental Health Team, 2nd Floor Civic Centre, 44 York Street, Twickenham TW1 3AB.

U14097 NPPF APPROVAL - Para. 186 and 187

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, Richmond upon Thames Borough Council takes a positive and proactive approach to the delivery of sustainable development, by:

- o Providing a formal pre-application service
- o Providing written policies and guidance, all of which is available to view on the Council's website
- o Where appropriate, negotiating amendments to secure a positive decision
- o Determining applications in a timely manner.

In this instance:

- o The application was acceptable as submitted, and approved without delay.

U14095 Back Flow

Thames Water Utilities Limited requests that the Applicant should incorporate within their proposal, protection to property, for example non-return valve (or other suitable device) to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION
17/0899/HOT
