

Miss Giulia Acuto
Drawing and Planning Ltd
Mercham House
25-27 The Burroughs
Hendon
NW4 4AR

Letter Printed 10 March 2015

FOR DECISION DATED
10 March 2015

Dear Sir/Madam

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

Application: 14/5142/FUL
Your ref: 155 Heath Road
Our ref: DC/SAS/14/5142/FUL/FUL
Applicant: Mr Bryan White
Agent: Miss Giulia Acuto

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 **12 December 2014** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

155 Heath Road Twickenham TW1 4BH

for

**Removal of existing decking, raised platform and surround lattice fencing.
Proposed use of part of the existing flat roof as a residential roof terrace with
surround privacy screens and installation of first floor doors to provide access to
the roof terrace.**

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

SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 14/5142/FUL

APPLICANT NAME

Mr Bryan White
155 Heath Road
Twickenham
TW1 4BH

AGENT NAME

Miss Giulia Acuto
Mercham House
25-27 The Burroughs
Hendon
NW4 4AR

SITE

155 Heath Road Twickenham TW1 4BH

PROPOSAL

Removal of existing decking, raised platform and surround lattice fencing. Proposed use of part of the existing flat roof as a residential roof terrace with surround privacy screens and installation of first floor doors to provide access to the roof terrace.

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

U81498	Development begun within 6 months
U81499	Completion of Project
U81513	Privacy Screens
U81430	Approved drawings
U81511	Use of roof terrace - restricted area
U81616	Materials approval for screen

INFORMATIVES

IL25	NPPF APPROVAL - Para. 186 and 187
U89055	Applicant advice - timings & enforcement
U88967	Composite Informative

DETAILED CONDITIONS AND INFORMATIVES

DETAILED CONDITIONS

U81498 Development begun within 6 months

The development to which this permission relates must be begun not later than the expiration of six months 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.

U81499 Completion of Project

The demolition/removal and construction work to which this permission relates must be completed no later than the expiration of nine months beginning with the date of this permission.

REASON: To ensure the work is completed within a timely fashion and the existing unapproved work is removed.

U81513 Privacy Screens

The proposed plexiglass privacy screens hereby approved shall be at all times opaque and at no time removed unless otherwise agreed in writing by the Local Planning Authority

REASON: To ensure that the proposed development does not prejudice the amenities of adjoining occupiers.

U81430 Approved drawings

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

Pre-Existing Side Elevation (HThRD-E103), Pre-Existing Site Plan (HThRD-L101), Pre-Existing First Floor (HThRD-P101), Pre-Existing Roof Plan (HThRD-P102), Pre-Existing Section AA (HThRD-S101), Pre-Existing Rear Elevation (HThRD-E101), Pre-Existing Side Elevation (HThRD-E102), Existing First Floor (HThRD-P001), Existing Roof Plan (HThRD-P002), Existing Section AA (HThRD-S001), Existing Rear Elevation (HThRD-E001), Existing Side Elevation 1 (HThRD-E002), Existing Side Elevation 2 (HThRD-E003), Existing Site Plan (HThRD-L001), Proposed First Floor (HThRD-P201), Proposed Roof Plan (HThRD-P202), Proposed Site Plan (HThRD-L201) all drawings received 13.01.2015.

Proposed Section AA (HThRD-S201B), Proposed Rear Elevation (HThRD-E201B), Proposed Side Elevation 1 (HThRD-E202B) and Proposed Side Elevation 2 (HThRD-E203B) all drawings received 10.03.2015

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

U81511 Use of roof terrace - restricted area

The roof of the building to be used as a residential roof terrace shall at all times be restricted to the area annotated 'Terrace' on approved drawing no: HTDRD-P201 and the remaining flat roof 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.

U81616 Materials approval for screen

The plexiglass material proposed for the screen, shall not be constructed other than in materials approved in writing by the Local Planning Authority. Details and samples of

the plexiglass must be submitted to and approved by the Local Planning Authority prior to work commencing on-site.

REASON: To ensure that the proposed development is in keeping with the existing building(s) and does not prejudice the appearance and amenity of the locality and neighbouring dwellings.

DETAILED INFORMATIVES

IL25 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 pre-application and duty officer 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: (delete where applicable)

- o The application was acceptable as submitted, and approved without delay
- o The application was amended following negotiations with the Council to ensure the scheme complied with adopted policy and guidance, and a decision was made without delay
- o The application was recommended for approval and referred to the first available Planning Committee, where the agents / applicants had an opportunity to present the case

U89055 Applicant advice - timings & enforcement

If work does not commence or is not completed within the prescribed time frames of this consent, the applicant will be subject to enforcement proceedings by the Council that will include the removal of all unauthorised work and reinstatement of the area as a flat roof with no access.

REASON: To ensure the existing unapproved work is removed.

U88967 Composite Informative

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:-

London Plan Policy and NPPF

Core Strategy Policies:CP7

Development Management Plan Policies:DM DC1 and DM DC5

Supplementary Planning Guides

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 Highways and Transport, London Borough of Richmond upon Thames, 44 York Street, Twickenham TW1 3BZ (Telephone 020 8891 1411 ask for the Streetscene inspector for your area or email highwaysandtransport@richmond.gov.uk) 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.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION
14/5142/FUL
