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TOWN AND COUNTRY PLANNING ACT 1990: DECISION NOTICE COU

Mr J Lieberman
Pegasus Planning Group
2-10 Kings Parade Mews
Clifton
Bristol BS8 2RE

APPLICATION GRANTED

Please contact: Planning Support

Please telephone: 0845 612 2660

Your ref:

Our ref:
DC/SGS/08/3036/COU/COU

Letter Printed: 4 November 2008

FOR DECISION DATED
04.11.2008

Dear Sir/Madam

Applicant: Starbucks Coffee Co (UK) Ltd

Agent: Mr J Lieberman

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 **9 September 2008** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

70 High Street, Teddington, Middlesex, TW11 8JD

for

Change of use from A1 and A2 (shops and financial professional) to mixed A1/A3 (coffee shop)

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 any Orders or Regulations 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 below and listed on the attached schedule:-


CONDITIONS:

AT01 Development begun within 3 years	U23291 Restrict use
U23286 Opening hours	
U23287 Mixed Use restriction	

INFORMATIVES:

U36329 Informatives

Yours faithfully



Robert Angus
Development Control Manager

SCHEDULE OF REASONS FOR APPLICATION 08/3036/COU

APPLICANT NAME Starbucks Coffee Co (UK) Ltd	AGENT NAME Mr J Lieberman 2-10 Kings Parade Mews Clifton Bristol BS8 2RE
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SITE:

70 High Street, Teddington, Middlesex, TW11 8JD.

PROPOSAL:

Change of use from A1 and A2 (shops and financial professional) to mixed A1/A3 (coffee shop)

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.

U23286 Opening hours

That no customers shall be on the premises before 7.00 nor after 19.30 on any day and no alcoholic drinks shall be displayed or served on the premises. REASON: Later opening hours would be likely to constitute an A3 or A5 use and the impact of an altered use would need to be reconsidered against the criteria of the relevant policies

U23287 Mixed Use restriction

No primary cooking of unprepared food shall be carried on within the premises. Only reheated or cold food that has been prepared elsewhere shall be served within the premises. REASON: Such activities are likely to constitute an A3 or A5 use and the impact of an altered use would need to be reconsidered against the criteria of the relevant policies.

U23291 Restrict use

The premises shall not be used other than as a coffee bar serving coffee, other hot and cold drinks, sandwiches and similar light refreshments for consumption on or off the premises. REASON: Activities beyond this are likely to constitute an A3 or A5 use and the impact of an altered use would need to be reconsidered against the criteria of the relevant policies

DETAILED INFORMATIVES

U36329 Informatives

Decision Drawings: For the avoidance of doubt the drawing numbers to which this decision refers are as follows:- SK 1 and site plan received on 9th September 2008..

..Reason for granting: The proposal has been considered in the light of the Development Plan, comments from third parties (where relevant) and compliance with Supplementary Planning Guidance as appropriate. The proposal would not weaken the retail function of the High Street and would be appropriate in this location. 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: The following have been taken into account in the consideration of this proposal:- Unitary Development Plan - First Review 2005 policies IMP 2; BLT 16; TRN 2; TC 6, 9.

..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 7300)..

..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. You are recommended to prepare a survey, including photographs, of the condition of the adjacent public highway, including pavement, which should be sent to the Local Highway Authority prior to the commencement of work to ensure that damage to the highway is prevented or repaired. Otherwise you and/or your contractor, may be held responsible for any damage found on completion of the works. If the pavement is already broken or damaged you should contact Traffic and Transport, London Borough of Richmond upon Thames, 44 York Street, Twickenham TW1 3BZ (Telephone 020 8891 1411) to arrange a joint inspection of the footway before work commences..

..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)..

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 08/3036/COU
