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TOWN AND COUNTRY PLANNING ACT 1990: DECISION NOTICE

GVA Grimley
10 Stratton Street
London
W1J 8JR

Please contact: Planning Support

Please telephone: 0845 612 2660

Your ref:

Our ref: DC/BJ5/09/2104/FUL/FUL

Letter Printed: 28 April 2010

FOR DECISION DATED
28.04.2010

Dear Sir/Madam

Applicant: Notting Hill Housing Group

Agent: GVA Grimley

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 August 2009** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

293 Lower Richmond Road, Richmond, TW9 4LU, .
for

Redevelopment with part three part four storey development to provide a mixed use scheme comprising 52 residential units comprising a mix of social rent and shared ownership units and commercial floorspace (use Class B1) with new access and associated parking and landscaping.

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

APPLICANT NAME Notting Hill Housing Group	AGENT NAME GVA Grimley 10 Stratton Street London W1J 8JR
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SITE:

293 Lower Richmond Road, Richmond, TW9 4LU, .

PROPOSAL:

Redevelopment with part three part four storey development to provide a mixed use scheme comprising 52 residential units comprising a mix of social rent and shared ownership units and commercial floorspace (use Class B1) with new access and associated parking and landscaping.

SUMMARY OF CONDITIONS AND INFORMATIVES

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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.

U31653 Grampian condition highway/street trees

No development shall take place on site until suitable arrangements have been agreed to secure alterations to the highway adjacent to the site, and street trees, necessitated by the development, in accordance with details to be submitted to and approved in writing by Transport for London. Such arrangements may take the form of an agreement under S.278 of the Highways Act 1980. REASON: In the interests of highway safety, sustainable transport and the visual amenities of the street scene.

U30004 Details of materials to be approved

The external surfaces of the building(s) (including fenestration) 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.

U30006 Miscellaneous details

The solar tube collectors and photo voltaic panels shall not be constructed otherwise than in accordance with details to be submitted to and approved in writing by the Local Planning Authority, such details to specify the design and external finishes thereof.

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

DV02A Boundary fencing - Dev't commence

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before [the use hereby permitted] is commenced or [before the building(s) is/are occupied] or [in accordance with a timetable agreed in writing with the Local Planning Authority]. Development shall be carried out in accordance with the approved details.

REASON: To safeguard the visual amenities of the locality and the privacy/amenities of the adjoining properties.

DV17A Dustbin enclosure required

None of the buildings hereby approved shall be occupied until a dustbin enclosure has been provided in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show the siting and design thereof.

REASON: To safeguard the appearance of the property and the amenities of the area.

U30007 Parking commercial properties

The three commercial car parking spaces shown on dwg.ref.no.06914/PL/03 hereby permitted shall be clearly marked out on site and be used only for purposes of vehicle parking by the occupiers of or visitors to the premises.

REASON: To ensure that the parking accommodation provided within the site is utilised by occupants of the site to meet the car parking standards of the Local Planning Authority.

DV23 Floodlighting

The development shall not be floodlit other than in accordance with details to be submitted and approved in writing by the Local Planning Authority. REASON: To safeguard the amenities of neighbouring properties/the locality/highway safety.

DV27A Recycling - Details required

Recycling facilities shall be provided as part of the development hereby approved in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show position, size, design, materials, finishes and signage thereof.

REASON: To accord with this Council's policy to encourage the recycling of appropriate waste products.

DV29C Potentially Contaminated Sites

1. No development approved by this permission shall be commenced until:

- a) A contaminated land assessment and associated remedial strategy, together with a timetable of works being submitted to and approved by the local planning authority.
- b) Such contaminated land assessment shall include a desk study with details of the history of the site use, hazardous materials, substances used and details of a site investigation strategy based on the relevant information discovered by the desk study.

2. No development approved by this permission shall be commenced until:

- a) The site investigation strategy has been implemented and completed. Such site investigation to include relevant soil, soil gas, surface and groundwater sampling, which to be carried out by a suitably qualified and accredited geo-environmental consultant/contractor in accordance with the current U.K. requirements for sampling and analysis and,
- b) A site investigation report detailing all investigative works and sampling on site, together with the results of analyses, risk assessment to any relevant receptors and a proposed remediation strategy has been submitted to and approved by the local planning authority. The remedial works shall be of such a nature as to reduce the risk posed from the identified contamination to an acceptable level, given the proposed end-use of the site and surrounding environment including any controlled waters.

3. None of the dwellings/buildings hereby approved shall be occupied until:

- a) Approved remediation works have been carried out in full on site in compliance with the proposed methodology and best practice. If during the works new areas of contamination are encountered, which have not previously been identified, then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the local planning authority and,
- b) Upon completion of the remediation works, a validation report has been submitted to and approved by the local planning authority. The validation report shall include details of the remediation works and Quality Assurance/Quality Control results to show that the works have been carried out in full and in accordance with the approved methodology. Details of any validation sampling and analysis to show the site has reached the required clean-up criteria shall be included in the validation report together with the necessary waste management documentation.

REASON: to protect future users of the site and neighbouring land and to protect the amenity of the environment including ground water quality.

DV30 Refuse storage

No refuse or waste material of any description shall be left or stored anywhere on the site other than within a building or refuse enclosure.

REASON: To safeguard the appearance of the property and the amenities of the area.

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

U30009 Restrictions on means of enclosure

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) no walls, fences or other means of enclosure shall be erected on any part of the site other than in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

REASON: In order to safeguard the visual amenities of the development and to safeguard pedestrian and

highway safety.

LA11A Landscaping required-hard and soft

No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant]. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality and to preserve and enhance nature conservation interests.

LA16 Written notification - start work

No work shall commence on site without prior written notification of that start to the Local Planning Authority and agreement having been reached in writing as to the supervision of works on site.

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

LA30 Landscape works-Implementation

All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality.

LA32 Replacement tree planting

If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, [or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective] another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality.

U30010 Sample panels of render and cladding

Sample panels of the render and cladding panels shall be submitted to and approved in writing by the Local Planning Authority before the relevant parts of the works are commenced.

Reason: To ensure a satisfactory quality of development and to safeguard the visual amenities of the area.

U30011 Sample panel of brickwork

Sample panels of facing brickwork showing the proposed colour, texture, face-bond and pointing shall be provided on site and approved by the Local Planning Authority before the relevant parts of the works are commenced and the sample panels shall be retained on site until the work is completed and has been approved.

REASON: To ensure a satisfactory quality of development and to safeguard the visual amenities of the area.

U31425 Alterations to adjacent highway

No development shall take place on site until suitable arrangements have been agreed to secure alterations to the highway adjacent to the site, and street trees, necessitated by the development, in accordance with details to be submitted to and approved in writing by Transport for London. Such arrangements may take the form of an agreement under S.278 of the Highways Act 1980.

REASON: In the interests of highway safety, sustainable transport and the visual amenities of the street scene.

U30016 Details of tree planting

No works or development shall take place until full details of all proposed tree planting, to include size, species, and positions, and the proposed times of planting, have been approved in writing by the Local Planning Authority, and all tree planting shall be carried out in accordance with those details and at those times.

Reason: To ensure that the selected species are appropriate for the site in relation to visual and residential amenity.

U30017 Landscaping scheme/habitat/species

No development approved by this permission shall be commenced until a landscaping scheme which incorporates a habitat/species enhancement scheme to maximise the ecological value of the site has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed with the Local Planning Authority.

REASON: To protect and enhance habitat/species on the site and to comply with the terms upon which this application has been assessed.

U30018 Porous/permeable hardsurfacing

All new hardsurfacing shall be constructed of a porous or permeable material in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of sustainable construction and to avoid excessive surface water run off.

U30019 Insulation/ventilation of residential

Prior to the commencement of work on site, a scheme providing for the insulation and associated ventilation of the proposed residential units against the transmission of externally generated road and aircraft noise shall be submitted to and approved in writing by the Council. The scheme shall demonstrate compliance with the "good to reasonable" criteria detailed in 7.6.1 of BS8233: 1999. Any works which form part of the scheme shall be completed in accordance with the approved details before the dwellings are occupied."

Reason: To safeguard the future residents of the flats from unacceptable noise.

U30020 Travel plan

Staff/customers/residents/visitors travel surveys shall be undertaken in accordance with a survey methodology to be submitted to and approved in writing by the Local Planning Authority prior to the development being carried out. Within 6 months of the use commencing, a new travel plan based on the results of the survey shall be submitted with clear objectives, targets, actions and timeframes to manage the transport needs of staff/customers /residents/ visitors to the development, to minimise car usage and to achieve a shift to alternative transport modes. Following approval by the Local Planning Authority, the applicant shall then implement these actions to secure the objectives and targets within the approved plan. The travel plan (including surveys) shall be annually revised and a written review of the travel plan submitted and approved by Council by the anniversary of its first approval and yearly thereafter. At the third anniversary, the travel plan (including surveys) shall be re-written, and resubmitted for further approval by the Council. This review and re-write cycle shall continue every three years and any approved revision shall be implemented within three months of the date of approval.

REASON: In order to comply with the objectives of national and local Planning Policies (within the Council's Unitary Development Plan) which promote sustainable development with particular regard to transport.

U30021 Class B1 use only

The commercial premises be used only for purposes falling within class B1 of the Town and Country Planning (Use Classes Order) 1987 and for no other purpose.

Reason: In the interests of highway and pedestrian safety and to safeguard the amenities of occupiers of the residential units.

U30022 Disposal of surface water

The development hereby permitted shall not be commenced until such time as a scheme to dispose of surface water has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

Reason: The post remediation monitoring programme identified some hot spots within the soils and soakaways should not be constructed through contaminated material. The superficial river terrace deposit layer has little capacity to attenuate pollution, thus groundwater quality could be readily affected in case of discharge of contaminated water into the ground. The proposed development should incorporate measures to prevent impact on the groundwater quality.

U30023 Construction method statement

No development shall take place, including any works of demolition, until a construction method statement has been submitted to, and approved in writing by the LPA. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:

1. size and routing of construction vehicles and holding areas for these on and/or off site;
2. the parking of vehicles of site operatives and visitors;
3. the loading and unloading of plant and materials;
4. the storage of plant and materials used in constructing the development;
5. the erection and maintenance of security hoarding;
6. measures to control the emission of dust and dirt during construction;
7. a scheme for recycling and disposing of waste resulting from demolition and construction work

Reason: In the interests of highway and pedestrian safety and to safeguard neighbouring residential and commercial amenity.

U30024 Cycle parking facilities

No commercial B1 unit or residential unit shall be occupied until cycle parking facilities have been provided in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show the position, design, materials and finishes thereof.

REASON: To accord with this Council's policy to discourage the use of the car wherever possible.

U30025 Code for sustainable homes

The dwelling(s) hereby approved shall achieve a Code Level 3 in accordance with the requirements of the Code for Sustainable Homes: Technical Guide (or such national measure of sustainability for house design that replaces that scheme). No dwelling shall be occupied until a Final Code Certificate has been issued for it certifying that the Code Level stated above has been achieved and which has been submitted to the Local Planning Authority for approval.

REASON: In the interests of promoting sustainable forms of developments and to meet the terms of the application.

U30026 BREEAM ratings for non-housing dev

The commercial development hereby approved shall achieve BREEAM Rating 'excellent'; in accordance with the requirements of the BREEAM Guide (or such national measure of sustainability for design that replaces that scheme). No part of the commercial development shall be occupied until a Post Construction Review Certificate has been issued for it certifying that the Rating Level stated above has been achieved and has been submitted to the Local Planning Authority for approval.

REASON: In the interests of promoting sustainable forms of developments and to meet the terms of the application.

RD04A Details required - access road

Detailed drawings of the new access road shall be submitted to and approved in writing by the Local Planning Authority; such drawings to show method of construction, levels in relation to adjacent land and surface treatment. No part of the development shall be occupied until the works of construction have been carried out in accordance with the drawings so approved.

REASON: To ensure the provision of a satisfactory convenient and safe form of development.

U30029 Reptile survey/mitigation

No development shall take place on site prior to a reptile survey which shall be carried out in Spring 2010, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to the carrying out of the survey. In the event that there are protected reptiles present on the site, no development shall take place until suitable mitigation arrangements have been agreed in writing with the Local Planning Authority and implemented in accordance with the mitigation arrangements.

Reason: In order to safeguard potential protected reptiles on the site and to comply with the terms upon

which this application has been assessed.

U30030 ASHP, solar thermal/photovoltaic

Two air source heat pumps for the commercial floorspace in blocks A and D, and solar thermal and solar photovoltaic technologies for the residential units, shall be provided prior to the occupation of the development, in accordance with details to be submitted to and approved in writing by the Local Planning Authority, to result in the achievement of a total reduction on site of CO₂ of at least 20% through renewable energy.

Reason: To comply with the terms upon which this application has been assessed and with the Council's sustainable development policies.

U30031 Use of roofs/green roofs restricted

The roofs/green roofs of the buildings shall not be used for any purpose other than as a means of escape in emergency or for maintenance of the building/green roof.

REASON: To safeguard the amenities of the adjoining premises and the area generally.

U30032 No reduction in dwelling units

No alterations shall be made to the residential dwelling units hereby approved nor shall they be occupied in any way which would result in a reduction in the number of residential units.

REASON: To ensure that the development continues to contribute to the housing needs of the Borough by the retention of dwellings of a variety of sizes and types.

U30003 Details to be approved

The development shall not be carried out other than in accordance with detailed drawings to a scale of not less than 1:5 which shall be submitted to and approved in writing by the Local Planning Authority, such details to show:- the balconies, entrance canopies; and doors and windows.

REASON: To ensure a satisfactory quality of development and to safeguard the visual amenities of the area.

U30033 Details of the play equipment

Details of the children's play equipment shall be submitted to and approved in writing by the Local Planning Authority, prior to occupation of the residential units.

Reason: To ensure a satisfactory form of development and to comply with the terms upon which the application has been considered.

DETAILED INFORMATIVES

IH06C 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.

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 0845 612 2660) to arrange a joint inspection of the footway before work commences.

IE05B 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.

SCHEDULE OF REASONS FOR APPLICATION

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.

IL10A 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 Street Scene department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411).

U44391 Approved drawing nos.

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).

For the avoidance of doubt the drawing numbers to which this decision refers are as follows:- numbers 06914/PL/00, 01, 02, 04, 05, 06, 07, 10,11, 12, WT164L01E received 7th August 2009; 06914/PL/03A received 7th December and 06914/PL/09A received 10th December 2009.

U44392 Relevant policies/proposals

This decision has taken into account the relevant policies of the London Plan and, in particular, the following have been taken into account in the consideration of this proposal:-

Unitary Development Plan - First Review 2005 policy/ies STG5; IMP2; ENV18, 19, 24; BLT 11, 13, 15, 16, 29, 30; EMP4,7; HSG4, 5, 11, 12, 18, 19; TRN2, 4,11, 12 and 21.

The Local Development Framework: Core Strategy CP1; CP2; CP3; CP4; CP5A, C, F, G; CP6; CP7; CP10.D; CP17B; CP14D, E; CP15; CP16; CP17.C; CP18; CP19

London Plan policies 2A.1, 9;3A.1,2, 3, 5, 6, 8, 9, 10,11, 17, 18, 23, 24, 26, 27;3B.1, 2, 3, 4; 3C.1, 2, 3, 17, 20, 21, 22, 23; 3D.13, 14, 15; 4A.1, 3, 4, 6, 7, 9, 11, 12, 14, 16, 17, 19,20, 21, 33; 4B.1, 5, 10, 15; 6A.4, 5.

U44400 Details of the green roofs

The applicant is advised that the landscaping scheme submitted under planning condition U30017 shall include details of the green roofs.

U44394 Sound insulation and ventilation

NI01 - The applicant is advised that in relation to the sound insulation and associated ventilation condition above BS8233:1999 Guidance on suitable internal noise levels can be found in BS8233:1999: Sound insulation and noise reduction for buildings. Section 7.6.1 of BS8233: 1999 suggest indoor ambient noise criterion for reasonable resting and sleeping conditions in bedrooms and living rooms. In respect of residential dwellings the following criterion is presented:

Table1 – Internal Target Noise Criteria

SCHEDULE OF REASONS FOR APPLICATION

Typical Situation	Design Range LAeq,T dB	
	Good	Reasonable
Living Room	30	40
Bedroom	30	35

BS8233 also recommends that "for a reasonable standard in bedrooms at night, individual noise events (measured with F time-weighting should not normally exceed 45dB LAmax"

For the rooms facing onto the Lower Richmond Rd and any other facades which may be exposed to levels at the higher end of NEC C, an additional means of providing rapid ventilation, such as mechanical ventilators, should be considered for rapid ventilation and summer cooling (see General Guidance of Approved Document F, and paragraph 6.7.1 of BS8233:1999). It is noted that this has not been considered by the applicant at this stage and the Council would wish to discuss further with the applicant's acoustic consultant.

Acoustic ventilators, which can be passive ventilators, should meet the minimum background ventilation requirements of the Building Regulations 2000 Approved Document F "Ventilation". Standard trickle ventilators are not adequate since they allow noise intrusion and reduce sound insulation.

U44395 Testing of waste soils

The applicant is advised that waste soils removed from the site need to be tested according to Waste Acceptance Criteria (WAC) before disposal.

U44396 Soakaways

The applicant is advised that where soakaways are proposed, their use will only be acceptable to the Environment Agency subject to the following:

1. The depth of any soakaway should normally not exceed 2.0 metres and under no circumstances shall be permitted to intersect the water table.
2. A minimum of a 1.0 metre unsaturated zone shall be maintained between the base of any soakaway and the maximum seasonal water table for that site.
3. Soakaways intended to drain roads or parking areas will usually require additional safeguards such as seal-trapped gullies or a suitably sized oil/grit separator.
4. Soakaways designed to receive clean roof water should be kept separate from those receiving surface water runoff from roads or parking areas.

U44397 Soil contamination

The applicant is advised to gain approval from the Council's Contamination team regarding details of the suggested works (mentioned above). (It is noted that the applicant has provided Site Investigation Reports and it is important that a detailed remedial proposal are submitted to them and subsequently approved in writing by them prior to any works.

U44398 Surface water drainage

The applicant is advised that in relation to surface water drainage it is the responsibility of the developer to make proper provision for drainage to ground, water courses or a suitable sewer. It is recommended that the applicant ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. If it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of ground water. Prior approval is required for to discharge to a public sewer. The applicant should have regard to minimum flow rates from Thames Waters pipes.

U44393 Summary of reasons 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.

SCHEDULE OF REASONS FOR APPLICATION

The proposal would result in the welcome provision of a mixed use scheme including 52 residential units of 100% affordable housing. The proposed 20 social rented units would be significantly below the 80% of units sought by policy. However, the proposal meets the Council's priority for affordable housing and had the scheme included 50% private housing, 20 units would have met the policy. The scale and quality of design are considered acceptable in this location fronting the Lower Richmond Road and adjacent to the industrial estate to the west. The proposal would provide for 20 fewer car parking spaces than the Council's maximum standard of 1 space per unit (0.6 spaces per unit). Having regard to car parking surveys which show on street car parking availability and the inclusion of 2 car club spaces on the site, the car parking provision is considered acceptable in this case. Eligibility for car parking permits would be removed, should a controlled car parking zone be introduced in the next 5 years.

The proposal would result in no unacceptable impact on neighbouring residential amenity nor street trees. Subject to planning conditions regarding sound insulation against outside noise and ventilation the quality of the residential accommodation would be acceptable. Secure and covered cycle parking would be provided in accordance with policy.

The proposal would meet code level 3 for sustainable homes, and BREEAM excellent for the commercial premises, and the Sustainable Construction Checklist and would provide for a reduction in CO2 of 20% from on-site renewable energy generation.

A financial contribution of £117,766 plus a £5,888 monitoring fee is proposed to fund the education financial contribution. Whilst this is not the full amount of £338,791.96 sought under the planning obligations strategy, the Council's financial consultant has agreed the appraisal which states that Notting Hill Housing Ownership would sustain a loss even with only providing this sum.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 09/2104/FUL