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TOWN AND COUNTRY PLANNING ACT 1990: DECISION NOTICE

Mr David Tucker
Rivington Street Studio
23 Curtain Road
Shoreditch
London
EC2A 3LT

Please contact: Planning Support

Please telephone: 0845 612 2660

Your ref:

Our ref: DC/VIH/11/2420/FUL/FUL

Letter Printed: 31 August 2011

FOR DECISION DATED
31.08.2011

Dear Sir/Madam

Applicant:

Agent: Mr David Tucker

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 **15 July 2011** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

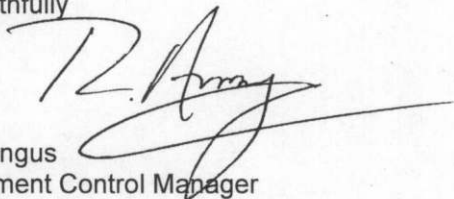
St Marys University College, 268 Waldegrave Road, Twickenham, TW1 4SX.

for

Erection of a temporary modular building adjacent to the existing athletics track to provide a track recorders hut.

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 268 Waldegrave Road Twickenham TW1 4SX	AGENT NAME Mr David Tucker 23 Curtain Road Shoreditch London EC2A 3LT
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SITE:

St Marys University College, 268 Waldegrave Road, Twickenham, TW1 4SX.

PROPOSAL:

Erection of a temporary modular building adjacent to the existing athletics track to provide a track recorders hut.

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS:

AT01 Development begun within 3 years	U43209 Hand Excavation Only~
U43203 Approved drawings	LT15 Site Supervision
U43204 Building and works (5 years)	U43208 Soil Compaction~
LT03 Protect Trees (Shown on Plan) (Fencing)	
LT13 Protect major Roots - Root Treatment	

INFORMATIVES:

U55855 Composite Informative

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.

U43203 Approved drawings

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Drawing numbers P.05.01 Rev. A; P.05.02 Rev. A; P.10.01 Rev. A; P.10.02 Rev. A; P.10.03 Rev. A; P.10.04 Rev. A; P.10.05 Rev. A; P.12.01 Rev. A; P.14.01 Rev. A; P.14.02 Rev. A; P.14.03 Rev. A and P.14.04 Rev. A received on 15.07.2011 and Arboricultural Survey and Planning Integration Report received on 15.07.2011.

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

U43204 Building and works (5 years)

This permission be for a limited period of 5 years only, expiring three years on from the date of the Decision Notice when the buildings and works carried out under this permission shall be removed and the land reinstated to its former condition to the satisfaction of the Local Planning Authority.

REASON: The siting and external materials are not considered suitable for a permanent building and to accord with the terms of the application.

LT03 Protect Trees (Shown on Plan) (Fencing)

(A) No equipment, machinery or materials are to be brought on the site for the purpose of the development until all the trees to be retained have been protected by fences or other suitable means of enclosure to the distance of the outermost limit of the branch spread or as per recommendations given in Figure 2 - Protective Barrier, of the current British Standard 5837: 2005 Trees in Relation to Construction - Recommendations" whichever is the further from the tree and with regard to this proposal the protective fencing shall be at least 2.4m high, comprising a scaffolding framework, as in 8.2.2. of BS5837 (2005), supporting a minimum of 20mm exterior grade ply or other approved robust man-made boards as shown in BS5837 (2005), Figure 5, within which no activities associated with building operations shall take place, such areas also being free of the storage of materials or temporary structures.

(B) No fire shall be lit within 10m from the outside of the crown spread of the trees to be retained.

(C) The ground levels within the protected areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

(D) All means of protection shall be in situ for the duration of the development and distances of such protection should be specified by a person suitably experienced in arboriculture.

(E) No equipment, signage, fencing, tree protection barriers, materials, components, vehicles or structures to be attached to or supported by a retained tree.

(F) No mixing of cement or use of other materials or substances to take place within a Root Protection Area ('RPA'), or close enough to a RPA that seepage or displacement of those materials or substances could enter a RPA

(G) No alterations or variations to the approved works or tree protection schemes shall be carried out without the prior written approval of the local planning authority.

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

LT13 Protect major Roots - Root Treatment

(A) All excavations in preparation of foundations, drainage and all works above ground level within the Root Protection Area of (relevant officer to insert tree numbers) tree(s) shall be carried out in a manner to ensure

that all major roots uncovered in excess of 25mm shall be retained, bridged around and treated in accordance with BS3998 (1989) Recommendations for Tree Work'.

(B) Roots with a diameter less than 25mm must be severed back to a suitable root junction with a sharp saw/loppers to ensure a clean cut

(C) Any tree root exposed which is in excess of 5cm in diameter shall be reported to the Council's Tree Preservation Officer within 48 hours of exposure in order that advice may be obtained with regard to adequate treatment.

(D) Any exposed roots must be securely wrapped in hessian sacking and kept moist with clean water.

(E) The imported topsoil for backfilling must be of good quality and free of contaminants and foreign bodies, it must be well graded and friable to promote good growing conditions and perform as a suitable rooting medium. The topsoil to be used must satisfy the requirements of multipurpose topsoil as is described within BS3882:2007.

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

U43209 Hand Excavation Only~

Any excavation/vegetation clearance within the RPA of any retained tree(s) on/off site shall be carried out using non-mechanised hand tools only.

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

LT15 Site Supervision

No works or development shall take place until a scheme of supervision for the arboricultural protection measures has been submitted to and approved in writing by the local planning authority. This scheme will be appropriate to the scale and duration of the works and should include:

(A) Details of a representative from the Local Authority to be invited to attend the pre start meeting with the Applicant's Arboricultural Consultant.

(B) Details of induction and personnel awareness of on site arboricultural matters.

(C) Identification of individual responsibilities of those carrying out the development and key personnel.

(D) Statement of delegated powers.

(E) Timing and methods of site visiting and record keeping, including updates.

(F) Procedures for dealing with variations and incidents.

(G) Details of how copies of site inspection records are to be supplied to the local authority's Arboricultural team to help monitor tree protection measures.

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

U43208 Soil Compaction~

(B) If any of the root protection areas or areas set aside for tree/plant /shrub planting on or adjacent to the development site become compacted through direct or indirect development activity, they must be de compacted by hand operated tools only i.e. an Air spade or hand fork to minimum depth of 500mm below the existing ground level

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

DETAILED INFORMATIVES

U55855 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.

SCHEDULE OF REASONS FOR APPLICATION

Given the siting of the track recorders hut within the centre of the application site, adjacent to the main school building and being of a modest scale and acceptable design, it is considered that the proposal would not harm the character, appearance and setting of the adjacent listed chapel building and would not be detrimental to the character and appearance of the MOL, nearby historic park and garden and the surrounding Conservation Area. The proposal would also not compromise the visual amenities of nearby residents, nor would it prejudice the free flow of traffic and highway/pedestrian safety or harm the root protection areas of the nearby trees if suitably conditioned.

Principal Policies:

The following have been taken into account in the consideration of this proposal:-

Unitary Development Plan - First Review 2005 policies BLT ENV 1, 9 and 10; BLT 2, 3, 4, 11, 13 and 16; CCE 8 and TRN 2 and 4;

Policies DM OS2, DM OS4, DM OS8, DM HD1, DM HD2, DM HD3, DM DC1 and DM DC5 from the emerging Development Management Plan.

Core Policies CP7 and CP10.

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 agreed with 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 and email streetcare@richmond.gov.uk) to arrange a joint inspection of the footway before work commences.

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 11/2420/FUL

SCHEDULE OF REASONS FOR APPLICATION