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PLANNING

**TOWN AND COUNTRY PLANNING ACT 1990: DECISION NOTICE**

Mr Nigel Abbott  
Cluttons LLP  
Portman House 2 Portman Street  
London  
Greater London  
W1H 6DU  
United Kingdom

Please contact: Planning Support

Please telephone: 0845 612 2660

Your ref: Field House, Hampton

Our ref:  
DC/STC/11/1178/FUL/FUL

Letter Printed: 28 September  
2011

**FOR DECISION DATED**  
28.09.2011

Dear Sir/Madam

**Applicant:**

**Agent:** Mr Nigel Abbott

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


**Field House, 72 Oldfield Road, Hampton, TW12 2HQ.**

for

**Change of use of ground floor of building from Class B1a (offices) to Class A1 (retail) for use as a retail foodstore and change of use of first floor from Class B1a (offices) to a mix of ancillary Class A1 retail use and Class B1a use. Installation of new shopfronts to Oldfield Road and Percy Road elevations.**

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

<b>APPLICANT NAME</b>	<b>AGENT NAME</b>
c/o Agent	Mr Nigel Abbott Portman House 2 Portman Street London Greater London W1H 6DU United Kingdom

**SITE:**

Field House, 72 Oldfield Road, Hampton, TW12 2HQ.

**PROPOSAL:**

Change of use of ground floor of building from Class B1a (offices) to Class A1 (retail) for use as a retail foodstore and change of use of first floor from Class B1a (offices) to a mix of ancillary Class A1 retail use and Class B1a use. Installation of new shopfronts to Oldfield Road and Percy Road elevations.

**SUMMARY OF CONDITIONS AND INFORMATIVES**

**CONDITIONS:**

AT01 Development begun within 3 years	PK06A Cycle parking
U44033NS13 - Safety Audit	U44002NS01 - Details of Renewable Energy
DV10 No structure-roof/face of building	U44003NS02 - Car Park Layout
DV17A Dustbin enclosure required	U44004NS03 - Noise Survey
DV18A Refuse arrangements	U44005NS04 - Lighting
DV27A Recycling - Details required	U44006NS05 - Service Management Plan
DV28 External illumination	U44007NS06 - No storage on forecourt
DV30 Refuse storage	U44008NS07 - Hours of Operation
DV40A Travel Plan	U44009NS08 - Hours of Delivery
U43998DV46 - BREEAM Rating	U44010NS09 - Car Park management
U43999DV48 - Approved Drawings	U44012NS11 - No ducting
U44000HM02 - Foodstore only	U44032NS12 - Traffic Surveys
LT01 Location of trees - Adj' Dev't Sites	U44011NS10 - No use of 1st flr for sale of gds
LT02 No felling/lopping (Tree Operations)	BD08 Materials to match existing
LT09 Hard and Soft Landscaping Required	

**INFORMATIVES:**

U56476NI04 - Electric Charging points	U56478IL19- Reason for granting permission
IE05B Noise Control - Building Sites	U56479NI01 - Renewable Energies
IH06D Damage to public highway	U56480NI02 - Construction Traffic routes
IL10A Building regulations required	U56483NI03 - Network Rail
U56494NI04 - Car Park Management	U56477IL16 - Relevant Policies

Staff and customer/visitor travel surveys shall be undertaken in accordance with a survey methodology to be submitted to and approved by the Local Planning Authority prior to it 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 and customer / 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.

#### **U43998DV46 - BREEAM Rating**

The development hereby approved shall achieve BREEAM Rating 'Very Good' 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 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.

#### **U43999DV48 - Approved Drawings**

The development hereby permitted shall be carried out in accordance with the following approved plans and documents, where applicable: Unnumbered OS Plan and SD11064-01 received by the Council on 8 April 2011; PL-03 REV B, PL-11 REV C, PL-12 REV B received by the Council on 30 June 2011; Service Management Plan Issue 2 received by the Council on 15 August 2011; AD007 Rev 06 received by the Council on 19 July 2011.

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

#### **U44000HM02 - Foodstore only**

The ground floor of the premises be used as an A1 foodstore and shall at no time be used for any other purpose.

REASON: To safeguard the amenities of nearby occupiers and the area generally.

#### **LT01 Location of trees - Adj' Dev't Sites**

No works or development shall take place until a scheme for the protection of the retained trees (section 7 of the current British Standard 5837: 2005 Trees in Relation to Construction - the Tree Protection Plan) has been submitted to and approved in writing by the local planning authority. This scheme shall include the following plans and particulars:

(A) A plan to a recognised scale and level of accuracy appropriate to the proposal that shows the position of every tree on site with a stem diameter over the bark measured at 1.5 metres above ground level of at least 75 millimetres. In addition any tree on neighbouring or nearby ground to the site that is likely to have an effect upon or be affected by the proposal (e.g. by shade, overhang from the boundary, intrusion of the Root Protection Area ('RPA') (para. 5.2.2 of BS 5837:2005) or general landscape factors must be shown. The positions of all trees to be removed shall be indicated on this plan.

(B) The details of each retained tree as required at paragraph. 4.2.6 of BS 5837:2005 in a separate schedule.

(C) A schedule of tree works for all the retained trees in paragraphs A and B above, specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons. All tree works shall be carried out in accordance with BS 3998:1989, Recommendations for tree work.

## DETAILED CONDITIONS

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### **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.

### **U44033NS13 - Safety Audit**

Prior to the commencement of the foodstore operation, the scope of a proposed highway safety audit shall be submitted to and agreed in writing by the Local Planning Authority. The findings of the agreed safety audit shall be submitted to the Council within 3 months of the commencement of the operation of the approved foodstore, with the remedial works carried out in accordance with any approval, by agreement with the Highways Authority and funded by the applicant, unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure that the proposed development does not prejudice the free flow of traffic, the conditions of general safety along the neighbouring highway or the amenities of the area.

### **DV10 No structure-roof/face of building**

No building, structure, plant or other apparatus shall be erected, placed or fixed to any part of the roof or the external faces of the building.

REASON: To safeguard the appearance of the premises and the locality in general.

### **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.

### **DV18A Refuse arrangements**

None of the buildings hereby approved shall be occupied until arrangements for the storage and disposal of refuse/waste have been made in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

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

### **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.

### **DV28 External illumination**

Any external illumination of the premises shall not be carried out except in accordance with details giving the method and intensity of any such external illumination which shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of any part of the buildings.

REASON: To protect/safeguard the amenities of the locality.

### **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.

### **DV40A Travel Plan**

(D) Written proof of the credentials of the arboricultural contractor authorised to carry out the scheduled tree works.

(E) The details and positions (shown on the plan at paragraph A above) of the Ground Protection Zones (section 9.3 of the BS 5837:2005).

(F) The details and positions (shown on the plan at paragraph A above) of the Tree Protection Barriers (section 9.2 of the BS 5837:2005), identified separately where required for different phases of construction work (e.g. demolition, construction, hard landscaping). The Tree Protection Barriers must be erected prior to each construction phase commencing and remain in place, and undamaged for the duration of that phase. No works shall take place on the next phase until the Tree Protection Barriers are repositioned for that phase.

(G) The details and positions (shown on the plan at paragraph (a) above) of the Construction Exclusion Zones (section 9 of BS 5837:2005).

(H) The details and positions (shown on the plan at paragraph (a) above) of the underground service runs (section 11.7 of BS 5837:2005).

(I) The details of any changes in levels or the position of any proposed excavations within 5 metres of the RPA (para. 5.2.2 of BS 5837:2005) of any retained tree, including those on neighbouring or nearby ground.

(J) The details of any special engineering required to prevent damage to structures by retained trees (section 11 of BS 5837:2005), (e.g. in connection with foundations, bridging, water features, surfacing)

(K) The details of the working methods to be employed with the demolition of buildings, structures and surfacing within or adjacent to the RPA's of retained trees.

(L) The details of the working methods to be employed for the installation of drives and paths within the RPA's of retained trees in accordance with the principles of 'No-Dig' construction.

(M) The details of the working methods to be employed with regard to the access for and use of heavy, large, difficult to manoeuvre plant (including cranes and their loads, dredging machinery, concrete pumps, piling rigs, etc) on site.

(N) The details of the working methods to be employed with regard to site logistics and storage, including an allowance for slopes, water courses and enclosures, with particular regard to ground compaction and phytotoxicity.

(O) The details of the method to be employed for the stationing, use and removal of site cabins within any RPA (para. 9.2.3 of BS 5837:2005).

(P) The details of tree protection measures for the hard/soft landscaping phase (sections 13 and 14 of BS 5837:2005).

(Q) The timing of the various phases of the works or development in the context of the tree protection measures.

The development shall thereafter proceed in all respects accordance with the approved scheme.

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

#### **LT02 No felling/lopping (Tree Operations)**

In this condition a 'retained tree' is an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs A and B below shall have effect until the expiration of 5 years from the date of the (occupation of the building/commencement of use of the approved development) for its permitted use.

(A) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned in any manner, be it branches, stems or roots, other than in accordance with the approved plans and particulars, without the prior written approval of the local planning authority. All tree works shall be carried out in accordance with the current BS 3998:1989 Recommendation for tree work.

(B) If any retained tree is cut down, uprooted, destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

REASON: The existing trees represent an important amenity which the local planning authority considers should be preserved.

#### **LT09 Hard and Soft Landscaping Required**

(A) 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. 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 artifacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing utility 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; a program or timetable of the proposed works

(B) Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); detailing the quantity, density, size, species, position and the proposed time or programme of planting of all shrubs, hedges, grasses etc, together with an indication of how they integrate with the proposal in the long term with regard to their mature size and anticipated routine maintenance. All tree, shrub and hedge planting included within that specification shall be carried out in accordance with BS 3936:1986 (parts 1, 1992, Nursery Stock, Specification for trees and shrubs, and 4, 1984, Specification for forest trees); BS 4043: 1989, Transplanting root-balled trees; and BS 4428:1989, Code of practice for general landscape operations (excluding hard surfaces).

(C) All hard and soft landscape works shall be carried out in accordance with the approved details and in any event prior to the occupation of any part of the development.

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

#### **PK06A Cycle parking**

No building/dwelling/part of the development 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.

#### **U44002NS01 - Details of Renewable Energy**

Prior to the commencement of the development on site, details (including form and position) of the renewable energy equipment shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details.

REASON: In the interest of sustainable construction, to accord with the aims and objectives of the Council's Sustainable Construction Checklist SPD.

#### **U44003NS02 - Car Park Layout**

The use of the development shall not commence until the parking and servicing layout shown on Drawing AD-007 Rev 06 dated 08/06/11 and received by the Council on 30 June 2011, has been constructed to the satisfaction of the Local Planning Authority. The respective areas shall be used for the parking of vehicles and servicing of the store only and for no other purpose.

REASON: To ensure that the proposed development does not prejudice the free flow of traffic, the conditions of general safety along the neighbouring highway or the amenities of the area.

#### **U44004NS03 - Noise Survey**

NS03 - Before any mechanical plant to which the application refers is used at the premises, a scheme shall be submitted to and approved in writing by the local planning authority which demonstrates that the following noise criteria can be complied with and shall thereafter be retained as approved. The cumulative measured or calculated rating level of noise emitted from mechanical plant and services to which the application refers, shall be equal to the existing background noise level or 5dB(A) below if there

is a particular tonal or discrete component to the noise, at all times that the mechanical system etc operates. The measured or calculated noise levels shall be determined at the boundary of the nearest ground floor noise sensitive premises or 1 meter from the facade of the nearest first floor (or higher) noise sensitive premises, and in accordance to the latest British Standard 4142; An alternative position for assessment/measurement may be used to allow ease of access, this must be shown on a map and noise propagation calculations detailed to show how the design criteria is achieved. In addition the noise from any kitchen extraction system must achieve the "good standard" for internal noise levels detailed in Table 5 of BS 8233 'Sound Insulation and Noise Reduction for Buildings CofP'. – Summary of Recommended Guidance from BS8233 for bedrooms and living rooms

Criterion	Typical Situations		Design Range LAeq,TdB
	Good	Reasonable	

Reasonable resting/ sleeping conditions Bedrooms	30	35	
Living Rooms	30	40	
Utility Rooms			
Kitchen/Bathrooms	NA	45	

The plant shall be supported on adequate proprietary anti-vibration mounts as necessary to prevent the structural transmission of vibration and regenerated noise within adjacent or adjoining premises, and these shall be so maintained thereafter. REASON: To protect the residential amenity of the surrounding properties.

#### **U44005NS04 - Lighting**

Prior to the commencement of use, details of any proposed external artificial illumination of the forecourt area shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details unless otherwise approved in writing. REASON: In the interests of highway and pedestrian safety, and to protect the residential amenity of surrounding properties.

#### **U44006NS05 - Service Management Plan**

The servicing of the foodstore (including all deliveries) shall be in full accordance with the details outlined in the Service Management Plan by Glanvilles received by the Council on 15 August 2011, unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interests of highway and pedestrian safety and the protection of surrounding residential amenity.

#### **U44007NS06 - No storage on forecourt**

No goods or equipment associated with the use hereby approved shall be placed/stored on the forecourt of the property at any time.

REASON: To protect the visual amenity of the area and retain sufficient pedestrian and highway access.

#### **U44008NS07 - Hours of Operation**

No customers shall be on the premises in connection with the retail (Class A1) use hereby approved outside of the following hours; 0800 to 2200 Monday to

Saturdays and for a maximum of 6 hours between 1000 to 1800 on Sundays, Bank Holidays and Public Holidays.

REASON: In order to protect the residential amenity of surrounding properties.

#### **U44009NS08 - Hours of Delivery**

No work or associated activities including deliveries /loading /unloading /servicing /or parking or manoeuvring of vehicles by staff and/or visitors shall be carried out on the premises before 7am or after 10pm on Monday - Saturday nor before 9am or after 6pm on Sundays, Bank Holidays and Public Holidays. REASON: To safeguard the amenities of nearby occupiers and the area generally.

#### **U44010NS09 - Car Park management**

Prior to the commencement of the use, details of the operation of the car park (time periods etc) and its management arrangements shall be submitted to and approved in writing by the Local Planning Authority. The operation of the car park shall remain in accordance with such details approved, unless otherwise

agreed in writing by the Local Planning Authority.

REASON: To ensure that sufficient parking provision is provided for shoppers.

**U44012NS11 - No ducting**

No external ducting, extraction or air conditioning equipment shall be installed without the prior written consent of the Local Planning Authority.

REASON: To protect the visual appearance of the area and the amenities of nearby residents.

**U44032NS12 - Traffic Surveys**

Within 3 months and 6 months of the commencement of the foodstore operation, two separate traffic surveys shall be undertaken by the applicants and submitted to the Council. The surveys shall use the same methodology as that used in submitted traffic/transport survey (received by the Council on 29 July 2011) unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interests of highway safety.

**U44011NS10 - No use of 1st flr for sale of gds**

None of the first floor of the foodstore operation hereby approved shall be used for the sale of goods.

REASON: In the interests of proper planning.

**BD08 Materials to match existing**

No new external finishes, including works of making good, shall be carried out other than in materials to match the existing (unless the Local Planning Authority in writing otherwise agrees).

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

**DETAILED INFORMATIVES**

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**U56476NI04 - Electric Charging points**

In respect of the discharge of condition NS09 details of a scheme for the installation (and retention) of electric vehicle charging points should be included with any details submitted to the Council

**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.

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.

**IH06D 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



## **SCHEDULE OF REASONS FOR APPLICATION**

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](mailto:streetcare@richmond.gov.uk)) to arrange a joint inspection of the footway before work commences.

### **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).

### **U56494 NI04 - Car Park Management**

In discharging condition NS09, consideration should be given to whether a one hour limit for short stay parking is appropriate.

### **U56478 IL19- Reason for granting permission**

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. The applicants have demonstrated that the existing building has been marketed for a satisfactory period of time, without being re-let for B1 office uses and so there is no in principle objection to the loss of the employment floorspace. The proposed change of use to a mixed use, A1 retail foodstore with ancillary office/storage space as well as a new self contained first floor office is considered to be acceptable. It is considered that whilst the proposed store may increase competition within the local area, it would largely be of benefit to Hampton Local Centre as it would rejuvenate this part of the centre, providing a new foodstore in an area where there is an identified qualitative deficiency. The size and scale of the store is such that it is considered that it would not undermine the long term vitality and viability of Hampton, would largely be used for 'top up' shopping by commuters and by local residents as part of linked trips to Hampton and so would be likely to complement the existing offer. Concerns have been raised in respect of the traffic implications for the surrounding roads, however the Engineer does not raise an objection to the proposal. It is considered that whilst there would be an increase in vehicle movements on the local highway network, it would not be to such an extent to warrant a refusal of the scheme. Therefore, on balance, the proposal is considered to be acceptable.

### **U56479 NI01 - Renewable Energies**

You are advised that in respect of discharging condition NS01 it is expected that the renewable energy technologies/equipment being installed would be expected to provide for a reduction on CO2 emissions by a minimum of 7.4%.

### **U56480 NI02 - Construction Traffic routes**

Details, routes and access of all construction traffic to the site are to be agreed with the Transport Planning Group prior to the commencement of development. The applicants are advised to contact Nunzia D'Apolito in Transport Planning for further information.

### **U56483 NI03 - Network Rail**

Level Crossing: Network Rail would appreciate that the development would offered a concession of tackling the continual encroachment of vegetation from the proposed site. These often obscure the advance warning assigns and the actual wig wags. REASON: To assist road users by uncovering a road sign warning drivers of an upcoming level crossing.

### **U56477 IL16 - Relevant Policies**

## SCHEDULE OF REASONS FOR APPLICATION

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:-

Main development plan policies:

Adopted Unitary Development Plan (2005):

ENV 9, BLT 11, BLT 12, BLT 13, BLT 14, BLT 16, BLT 17, BLT 21, BLT 22, TRN 2, TRN 3, TRN 4, TRN 7, TRN 9, EMP 2, EMP 4, TC 2, TC 3 and TC 4.

Approved Core Strategy (2009):

CP 1, CP 2, CP 3, CP 5, CP 7, CP 8 and CP 19.

Development Management Development Plan Document Publication Version (2010):

DM SD 2, DM SD 3, DM TC 2, DM EM 2, DM TP1, DM TP 2, DM TP 6, DM TP 7, DM TP 8, DM DC 1, DC DC 4, DM DC 5, DM DC 7 and DM DC 8.

London Plan (June 2011):

Policy 2.15 (Town Centres), 4.2 (Offices), 4.7 (Town Centres), 4.8 (Retail Sector), 4.9 (Small Shops) 5.2 (Carbon Dioxide emissions), 5.3 (Sustainable Design), 5.4 (Retrofitting), 5.7 (Renewable Energies), 6.3 (Impact on Traffic Capacity), 6.9 (Cycling), 6.13 (Parking including Addendum), 7.2 (Inclusive Environment), 7.4 (Local Character) and 7.21 (Trees).

National Planning Policy Statement 4 (2009): Planning for Sustainable Economic Growth; EC10, EC14, EC15, EC16 and EC17

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 11/1178/FUL