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TOWN AND COUNTRY PLANNING ACT 1990: DECISION NOTICE

Mr Gary Thomas
Planning Works Ltd
71 The Ridgeway
Stanley Hill
Amersham
Bucks
HP7 9HJ

Please contact: Planning Support

Please telephone: 0845 612 2660

Your ref: Queens Hall Resub

Our ref:
DC/ANO/13/2270/FUL/FUL

Letter Printed: 3 January 2014

FOR DECISION DATED
03.01.2014

Dear Sir/Madam

Applicant: Mr

Agent: Mr Gary Thomas

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 **25 June 2013** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

9 King Street, Twickenham, TW1 3SD, .

for

Partial demolition of existing building and redevelopment/conversion on ground to third floor levels for a mixed use scheme comprising Class D2 Assembly and Leisure Use together with 2no. two bed flats and 2no. one bed flats.

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 Mr c/o agent	AGENT NAME Mr Gary Thomas 71 The Ridgeway Stanley Hill Amersham Bucks HP7 9HJ
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SITE:

9 King Street, Twickenham, TW1 3SD, .

PROPOSAL:

Partial demolition of existing building and redevelopment/conversion on ground to third floor levels for a mixed use scheme comprising Class D2 Assembly and Leisure Use together with 2no. two bed flats and 2no. one bed flats.

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS:

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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.

U64174 Approved drawings

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

2686_A_050, 2686_A_100, 2686_A_110, 2686_A_111, 2686_A_180, 2686_A_200, 2686_A_300, Design and Access Statement 2686_A_5000_revD, Supporting Statement ref: 8255/54, Archaeological Desk-based Assessment by Compass Archaeology, Sustainable Construction Checklist, Transport Statement by Cannon ref: CCE/H871/TS, Planning Obligations and Affordable Housing Statement ref: 8255/54/106, Code for Sustainable Homes Pre-Assessment by Silcock Dawson _ Partners, Sustainable Energy Statement by Silcock Dawson _ Partners; received on 27.06.2013, 2686_A_121, 2686_A_201, 2686_A_203, 2686_A_301; received on 16.08.2013 and 2686_A_101; received on 19.08.2013 and S106 Agreement signed on 5th December 2013..

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

BD12 Details - 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.

BD09A Brickwork to match existing

No new brickwork including works of making good shall be carried out other than in materials, bonding and pointing to match the existing facing work.

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

U64160 Details to specified scale

The development shall not be carried out other than in accordance with detailed scaled drawings which shall be submitted to and approved in writing by the Local Planning Authority, such details to show:

- o The internal pedestrian ramp up to the lobby space which should not exceed a gradient 1;12.
- o Large scale joinery details of all new external windows and doors.

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

BD10 Sample panels 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 that the proposed development is in keeping with the existing building(s) and does not prejudice the appearance of the locality.

U64207 Painted timber joinery

All external timber joinery shall be of painted timber.

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

U64206 Obscure windows

Full details of the obscured windows including details of the white translucent film shall be submitted to and approved by the Local Authority and shall remain in place thereafter unless agreed in writing by the Council

REASON: To preserve the amenity of the neighbouring properties

U64170 Renewable energy design

Prior to installation, details/samples of the proposed renewable energy technologies shall be submitted and approved in writing by the Local Planning Authority. *Details should include* (but may not be limited to) details of the design and location of the proposed tube hot water panels including roof plans and elevations and manufacturers specifications for panels. The development shall thereafter be carried out in accordance with the approved details.

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

U64167 Rooflights

The proposed rooflights shall be conservation style and fixed flush to the roof.

Reason: To preserve the character and appearance of the conservation area.

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.

U64163 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:

- i) size and routing of construction vehicles and holding areas for these on/off site;
- ii) the parking of vehicles of site operatives and visitors;
- iii) the loading and unloading of plant and materials;
- iv) the storage of plant and materials used in constructing the development;
- v) the erection and maintenance of security hoarding;
- vi) measures to control the emission of dust and dirt during construction;
- vii) a scheme for recycling and disposing of waste resulting from demolition and construction work;

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.

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.

U64205 BREEAM for Non-Housing

The development hereby approved shall achieve BREEAM Rating Excellent; in accordance with the terms of the application & the requirements of the BREEAM Guide (or such national measure of sustainability for design that replaces that scheme).

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

U64169 Code for Sustainable Homes

The dwelling(s) hereby approved shall achieve a Code Level 4 in accordance with the terms of the application & requirements of the Code for Sustainable Homes: Technical Guide (or such national measure of sustainability for house design that replaces that scheme).

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

DV47 Lifetimes Homes

The dwellings hereby approved shall not be constructed/adapted other than to Lifetime Homes standards as shown on the approved plans and/or as described in the Design & Access Statement & shall thereafter be maintained to those standards.

Reason: To ensure adaptable homes to meet diverse and changing needs.

U64209 Gym opening times

The D1 use hereby approved shall not be used between the hours of 12 midnight and 6.30am Monday to Friday and 12 midnight and 7.30am Saturday and Sunday and bank holidays.

Reason: To safeguard the amenities of neighbouring residents.

U64208 Soundproofing within building

The development hereby approved shall not be occupied until the walls/floors, as applicable, have been insulated to provide sound attenuation against internally generated noise in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority.

REASON: To safeguard the amenities of the occupiers of the adjoining residential property/ies.

SCHEDULE OF REASONS FOR APPLICATION 13/2270/FUL DETAILED INFORMATIVES

U72206 Principal Policies

Where relevant, the following have been taken into account in the consideration of this proposal:-

London Plan Policies:

Core Strategy Policies:****

Development Management Plan Policies:****

Supplementary Planning Guidance:****

U72207 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: 0845 612 2660).

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: 0845 612 2660).

U72208 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 0845 612 2660 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.

IL13 Section 106 agreement

This planning permission has a Section 106 Agreement which must be read in conjunction with it.

U72213 Advice to applicant

The applicant is advised that repointing of the existing building should only occur where new repointing is need, not the entire building. The applicant is encouraged to retain the historic frieze.

U72214 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:

- o The application was recommended for approval and referred to the first available Planning Committee,

SCHEDULE OF REASONS FOR APPLICATION 13/2270/FUL

where the agents / applicants had an opportunity to present the case

U72209 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 13/2270/FUL