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53 Davies Street
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W1K 5JH

Letter Printed 30 April 2015

FOR DECISION DATED
30 April 2015

Dear Sir/Madam

The Town and Country Planning Act 1990, (as amended)
Decision Notice

Application: 14/3780/FUL
Your ref: Old School House
Our ref: DC/RON/14/3780/FUL/FUL
Applicant:
Agent: David Evans

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 September 2014** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

Richmond Film Services Park Lane Richmond TW9 2RA

for

The conversion and restoration of the Old School building to form 5 no. residential apartments, and 90 square metres of B1a Office space, and the erection of 3no. terraced townhouses with basement accommodation at the rear, with car parking, landscaping, and use of the existing vehicular access.

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

SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 14/3780/FUL

APPLICANT NAME

C/O AGENT
United Kingdom

AGENT NAME

David Evans
53 Davies Street
London
W1K 5JH

SITE

Richmond Film Services Park Lane Richmond TW9 2RA

PROPOSAL

The conversion and restoration of the Old School building to form 5 no. residential apartments, and 90 square metres of B1a Office space, and the erection of 3no. terraced townhouses with basement accommodation at the rear, with car parking, landscaping, and use of the existing vehicular access.

SUMMARY OF CONDITIONS AND INFORMATIVES

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DETAILED CONDITIONS AND INFORMATIVES

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.

BD13A Materials to match exist'-be app'd

The external surfaces of the building(s) (including fenestration) and all areas of hard surfacing, where applicable, shall not be constructed other than in materials to match the existing and in accordance with details/samples of which shall be submitted to and approved in writing by the Local Planning Authority.

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

U82793 Archaeology

No development shall take place on the application site until the applicant or their agent or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Following approval of the written scheme of investigation any subsequent field work and assessment report required shall be submitted by the applicant and approved in writing by the Local Planning Authority. No development shall be carried out until such a report has been approved [unless otherwise agreed in writing by the Local Planning Authority].

REASON: To safeguard any archaeological interest of the site and not to disturb any potential artefacts prior to development commencing.

U82749 Brickwork to match the BTM

No new brickwork to the BTM 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.

U82750 Large Scale Details

The works shall not be carried out otherwise than in accordance with detailed drawings and samples including plans, elevations, and sections as applicable; such drawings to be submitted to and approved by the Local Planning Authority in writing to show:

- a) joinery details of new doors and windows to the BTM
- b) front façade detailing with regard to bricks details and pointing
- c) roof materials and detailing

REASON: To protect the integrity of the Building of Townscape Merit.

U82751 Timber windows

All windows shall be to be painted timber double hung sliding sash windows.

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

U82753 No reduction in units

No alterations shall be made to the 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.

U82754 Lifetime Homes

The residential units hereby approved must be specifically designed for, or be capable of easy adaptation to Lifetime Homes Standards. REASON: To ensure that the proposed housing contributes to the needs of people with disabilities as well as promoting high quality and thoughtful housing design for the general population.

DV11 Use of roof restricted

The roof of the building shall not be used for any purpose other than as a means of escape in emergency or for maintenance of the building.
REASON: To safeguard the amenities of the adjoining premises and the area generally.

U82775 Obscured glazing

The proposed windows in the west flank elevation and the north elevation of the building hereby approved as shown on approved drawings RH01/202/PA4 and RH01/203/PA4 shall at no time be openable or glazed, otherwise than in obscured glass.
REASON: To ensure that the proposed development does not prejudice the amenities of adjoining occupiers.

U82774 Restriction on PD windows

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order), no window or opening other than those shown on the approved plan(s) shall be installed in the any of the wall(s) of the building hereby permitted.
REASON: To safeguard the amenities of adjoining occupiers.

U82778 Parking Permits Restriction - GRAMPIAN

Before the development hereby permitted begins a scheme shall be agreed in writing with the local planning authority and be put in place to ensure that, with the exception of disabled persons, no resident/commercial occupier of the development shall obtain a resident/commercial parking permit within any controlled parking zone which may be in force in the area at any time.

REASON: To ensure that the development does not generate an increased demand for on-street car parking to the detriment of the free flow of traffic, the conditions of general safety along the neighbouring highways, the amenity of the area and to accord with the Councils car parking policy and standards.

U82794 Car Parking Spaces

Prior to occupation of any of the units hereby approved the car parking spaces shown on drawing number RH01/110/PA4 shall be ready for use and be for the allocation to and the use of 8 separate flats within the building hereby approved. No more than one space shall be allocated to each flat. REASON: To safeguard the amenities of the area and to ensure the scheme does not raise unacceptable highway or traffic impacts.

U82755 No loss of office use

No alterations shall be made to the office use hereby approved nor should it be occupied in any way which would result in a reduction space provided. REASON: To safeguard the character and appearance of the locality and amenities of the occupiers of adjoining property.

U82761 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.

U82763 Dustbin enclosure required

None of the buildings hereby approved shall be occupied until separate dustbin enclosures for the residential and commercial elements 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.

U82764 Refuse/Recycling arrangements

None of the buildings hereby approved shall be occupied until arrangements for the storage and disposal of refuse/waste/recycling 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.

U82765 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 construction process is undertaken in a safe and convenient manner that limits impact on local roads and the amenities of nearby occupiers and the area generally.

U82766 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, adjacent to the public highway to allow the formation of the lightwell, specifically on how the public highway will be shored up given the use by buses. (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

U82771 Hard & 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 artefacts 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

U82773 Details of PV Panels

No PV panels shall not be installed other than in details/samples of which shall be submitted to and approved in writing by the Local Planning Authority.

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

U82748 Decision Drawings

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

Drawing numbers RH01/100; RH01/209/PA3; RH01/211/PA3 and RH01/301/PA3 all received at the LPA on 8th September 2014 and RH01/110/PA4; RH01/200/PA4; RH01/201/PA4; RH01/202/PA4; RH01/203/PA4; RH01/204/PA4; RH01/205/PA4; RH01/206/PA4; RH01/207/PA4; RH01/208/PA4; RH01/210/PA4; RH01/212/PA4; RH01/500/PA4; RH01/501/PA4 and K1781-01 Rev C all received at the LPA on 17th March 2015 and the Bat Building Assessment by Prime Environment (Ref: 0088.0001 Rev 1) received at the LPA on 2nd December 2014.

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

U82781 Lighting Strategy

Prior to the commencement of development details of external lighting including light spillage diagrams shall be submitted to and agreed in writing by the Local Planning Authority and thereafter constructed in accordance with these details.

REASON: To safeguard the ecology of the site and neighbour amenity and ensure a safe and convenient form of development.

U82782 Bat Survey

In the event that construction works do not take place on site until after 6th November 2016, a new bat survey shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of any future building works.

REASON: To ensure that the bat activity status is current.

U82975 SUBMITTED ARBORICULTURAL DETAILS

The principles and methodology as described within the approved Arboricultural detail must be followed throughout the entire course of development.

Submitted detail - Arboricultural Impact Assessment & Arboricultural Method Statement, prepared by Patrick Stileman, dated August 2012

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

U82976 TREE PLANTING SCHEME

A) No development shall take place until a specification of all proposed tree planting has been submitted to and approved in writing by the local planning authority such specification to include details of the quantity, size, species, position and the proposed time of planting of all trees to be planted, 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 planting included within the approved specification shall be carried out in accordance with that specification and 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).

B) If within a period of 5 years from the date of planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted, 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 originally planted shall be planted at the same place in the next planting season/within one year of the original tree's demise unless the local planning authority gives its written consent to any variations.

C) All tree planting shall be carried out in accordance with the details so approved and in any event prior to occupation of any part of the development

REASON: To safeguard the appearance of the locality and ensure that appropriate measures are in place before trees are removed.

U82977 LANDSCAPE MAINTENANCE

Prior to occupation of any of the units a schedule of landscape maintenance for a minimum period of 5 years from the date of completion of the landscaping scheme has been submitted to and approved in writing by the local planning authority. The schedule shall include details of the arrangements for its implementation and shall be implemented as approved from the date of completion of the landscaping scheme as 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.

DETAILED INFORMATIVES

U90331 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.

The principle of development for change of use from employment to a mixed use development is considered acceptable as it has been demonstrated that the current site cannot be let for alternative employment accommodation without significant disruptive works to the BTM. A viability assessment has been undertaken in respect of providing affordable on-site housing which has been accepted by the Councils Planning Viability Advisor.

The scheme meets the maximum parking requirement, however given the high PTAL level, proximity to good public transport links, and being within walking distance to the centre and other transport nodes in this case it is considered acceptable. Nevertheless a Section 106 Agreement can be conditioned to restrict permits.

Details in the form of a completed Sustainable Construction Checklist and Energy Compliance Statement, indicating the provision of PV panels at the roof level would provide the 20% reduction in carbon dioxide emissions required by policy. The scheme should meet the "Very Good" rating under the BREEAM Domestic Refurbishment rating and Level 4 for the Code for Sustainable Homes. The proposal is therefore considered generally compliant with the sustainability aims.

The design is of a high standard and is compliant with policies CP7 of the Core Strategy and DM DC1 of the DMP. The provision of eight units is generally compliant with policy. Subject to conditions the amenity of neighbouring residents is respected with no additional overlooking, loss of light or loss of privacy.

Principal Policies:

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

Core Strategy Policies: CP1, CP2, CP7, CP8, CP14, CP15 CP16 & CP19

Development Management Plan Policies: DM SD1; DM SD2; DM SD3, DM SD6; DM HO1; DM HO3; DM HO4; DM HO6; DM S11; DM EM2; DM TP2; DM TP6; DM TP7; DM TP8; DM HD1; DM HD3; DM DC1; DM DC5

Supplementary Planning Guidance: Central Richmond Conservation Area Statement

Central Richmond Conservation Area Study

Design Quality SPD

Planning Obligation Strategy SPD

Sustainable Construction Checklist SPD

Residential Standards SPD

Small & Medium Housing Sites SPD

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 1411).

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 020 8891 1411 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.

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.

U90313 NPPF Approval

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

IE06 Details of piling-EHO consultation

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. Where developments include foundations works require piling operations it is important to limit the amount of noise and vibration that may effect local residents.

There are a number of different piling methods suitable for differing circumstances. Guidance is contained in British Standard BS 5228 Noise control on Construction and Open Sites - Part 4: Code of Practice for noise and vibration control applicable to piling operations.

Where there is a risk of disturbance being caused from piling operations then the council under section 60 Control of Pollution Act 1974 can require Best Practicable Means (BPM) to be carried out. This may entail limiting the type of piling operation that can be carried out.

The types of piling operations which are more suitable for sensitive development in terms of noise and vibration impact are;

- * Hydraulic Piling
- * Auger Piling
- * Diaphragm Walling

U90312 Retaining bricks

The applicant is advised that following any demolition of the BTM, any bricks of sufficient quality should be retained and sensitively reused within this development where appropriate.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION
14/3780/FUL
