

Jim Richards
NISSEN RICHARDS studio
Unit 3 Waterhouse
8 Orsman Road
London
London
N1 5QJ

Letter Printed 12 June 2015

FOR DECISION DATED
12 June 2015

Dear Sir/Madam

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

Application: 14/0790/FUL
Your ref: High Street, Hampton Wick
Our ref: DC/SGS/14/0790/FUL/FUL
Applicant: Mr Robert Speir
Agent: Jim Richards

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

6 And 8 And 10 High Street Hampton Wick

for

Conversion of existing listed buildings from disused bakery and joinery workshop to provide two houses (within no6-8) and flat over shop/office (no10). Demolition of part-three, part-two and single storey rear (later extensions) within the curtilage (and attached) to the listed buildings. Three new split-level houses with associated car parking to rear, with landscaped courtyard between new build and listed buildings.

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

A handwritten signature in black ink, appearing to read 'R. Angus', with a long horizontal flourish extending to the right.

Robert Angus
Development Control Manager

SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 14/0790/FUL

APPLICANT NAME

Mr Robert Speir
As Agent

AGENT NAME

Jim Richards
Unit 3 Waterhouse
8 Orsman Road
London
London
N1 5QJ

SITE

6 And 8 And 10 High Street Hampton Wick

PROPOSAL

Conversion of existing listed buildings from disused bakery and joinery workshop to provide two houses (within no6-8) and flat over shop/office (no10). Demolition of part-three, part-two and single storey rear (later extensions) within the curtilage (and attached) to the listed buildings. Three new split-level houses with associated car parking to rear, with landscaped courtyard between new build and listed buildings.

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

U81717	Balustrades
U81810	BD12 - Details - Materials to be approve
AT01	Development begun within 3 years
U80887	Use of roof restricted
U80888	Parking - private - residential
DV29E	Potentially Contaminated Sites
U81072	Archaeology
DV49	Construction Method Statement
U80892	Approved Drawings
GD03A	Restriction-Alterations-Protect
U80893	Commercial Use
LT09	Hard and Soft Landscaping Required
U80894	Flooding
U80889	Code for Sustainable Homes

INFORMATIVES

U88404	Informatives
U88408	NPPF Approval
U88409	S106 Agreement
U88573	Archaeology
U88410	Waste - Thames Water
U88412	Surface Water Drainage
IM13	Street numbering

DETAILED CONDITIONS AND INFORMATIVES

DETAILED CONDITIONS

U81717 Balustrades

The 1.75m balustrades to the west facing terraces on Units 4 and 5 shall be finished in etched glazing and obscured in a manner which will prevent overlooking and loss of privacy to the windows in the existing buildings and installed prior to the occupation of units 4 and 5. The balustrades shall be included as part of the development hereby approved and maintained unless otherwise approved in writing.

REASON: To ensure a neighbourly form of development.

U81810 BD12 - Details - Materials to be approve

The external surfaces of the building(s) (including fenestration, photovoltaic panels and balustrades) 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.

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.

U80887 Use of roof restricted

Apart from the indicated terraces, 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.

U80888 Parking - private - residential

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) the garages and parking space shall not be altered, or used for any purpose other than for the garaging or parking of private motor vehicles used by occupiers or visitors to the premises.

REASON: To ensure retention of satisfactory parking provision.

DV29E Potentially Contaminated Sites

1. No development shall take place until:

a) a desk study detailing the history of the site, hazardous materials, substances used together with details of a site investigation strategy based on the information revealed in the desk study has been submitted to and approved in writing by the local planning authority

b) an intrusive site investigation has been carried out comprising: sampling of soil, soil vapour, ground gas, surface water and groundwater in locations and at depths stipulated by the local planning authority. Such work to be carried out by suitably qualified and accredited geo-environmental consultants in accordance with the current U.K. requirements for sampling and testing.

c) written reports of i) the findings of the above site investigation and ii) a risk assessment for sensitive receptors together with a detailed remediation strategy designed to mitigate the risk posed by the identified contamination to sensitive

receptors have been submitted to and approved in writing by the local planning authority

Note: some demolition work, if required, could be allowed beforehand for enabling the above requirement (1b), subject to the agreement of the Local Planning Authority.

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

a) the remediation works approved as part of the remediation strategy have been carried out in full and in compliance with the approved strategy. If during the remediation or development work new areas of contamination are encountered, which have not been previously identified, then the additional contamination should be fully assessed in accordance with condition [1(b, c)] above and an adequate remediation scheme shall be submitted to and approved in writing by the local planning authority and fully implemented thereafter.

b) a verification report, produced on completion of the remediation work, has been submitted to and approved in writing by the local planning authority. Such report to include i) details of the remediation works carried out and ii) results of verification sampling, testing and monitoring and iii) all waste management documentation showing the classification of waste, its treatment, movement and disposal in order to demonstrate compliance with the approved remediation strategy.

REASON: To protect future users of the site and the environment.

U81072 Archaeology

A) No development other than demolition to existing ground level shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of archaeological evaluation in accordance with a written scheme which has been submitted by the applicant and approved by the local planning authority in writing and a report on that evaluation has been submitted to the local planning authority.

B) If heritage assets of archaeological interest are identified by the evaluation under Part A, then before development, other than demolition to existing ground level, commences the applicant (or their heirs and successors in title) shall secure the implementation of a programme of archaeological investigation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing.

C) No development or demolition shall take place other than in accordance with the Written Scheme of Investigation approved under Part (B).

D) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (B), and the provision for analysis, publication and dissemination of the results and archive deposition has been secured.

REASON: Heritage assets of archaeological interest may survive on the site. The planning authority wishes to secure the provision of appropriate archaeological investigation, including the publication of results, in accordance with Section 12 of the NPPF

DV49 Construction Method Statement

No development shall take place, including any works of demolition, until a Construction Management Statement (to include any demolition works) has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the construction period. The Statement shall provide for:

1. The size, number, routing and manoeuvring tracking of construction vehicles to and from the site, and holding areas for these on/off site;
2. Site layout plan showing manoeuvring tracks for vehicles accessing the site to allow these to turn and exit in forward gear;

3. Details and location of parking for site operatives and visitor vehicles (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
4. Details and location where plant and materials will be loaded and unloaded;
5. Details and location where plant and materials used in constructing the development will be stored, and the location of skips on the highway if required;
6. Details of any necessary suspension of pavement, roadspace, bus stops and/or parking bays;
7. Details where security hoardings (including decorative displays and facilities for public viewing) will be installed, and the maintenance of such;
8. Details of any wheel washing facilities;
9. Details of a scheme for recycling/disposing of waste resulting from demolition and construction works (including excavation, location and emptying of skips);
10. Details of measures that will be applied to control the emission of noise, vibration and dust including working hours. This should follow Best Practice detailed within BS5288:2009 Code of Practice for Noise and Vibration Control on Construction and Open Sites;
11. Details of any highway licenses and traffic orders that may be required (such as for licences for any structures / materials on the highway or pavement; or suspensions to allow the routing of construction vehicles to the site);
12. Details of the phasing programming and timing of works;
13. Where applicable, the Construction Management Statement should be written in conjunction with the Arboricultural Method Statement, and in accordance with British Standard BS5837:2012 'Trees in relation to design, demolition and construction - recommendations', in particular section 5.5, 6.1, 6.2, 6.3 and 7;
14. A construction programme including a 24 hour emergency contact number;
15. See also TfL guidance on Construction Logistics Plans.

REASON: In the interests of highway and pedestrian safety together with the amenity of the area.

U80892 Approved Drawings

The development hereby permitted shall be carried out in accordance with the following approved plans and documents, where applicable. A1372 PL-001, 002, 003, 100, 101, 102, 103, 104, 111, 112, 113, 210, 400, 401, 411, 415, 416, 417, 418, 419, 501, 502, 503, 504, 511 and 513 received on 10th March 2014. A1372-PL-700, 710, 211A, 212A, 214A, 510A, 512A, 650 and 005 received on 25th July 2014: A1372-PL-213B, 410B, 412B, 413B, 414B received on 6th March 2015.

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

GD03A Restriction-Alterations-Protect

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order) no external alterations or extensions shall be carried out to the building(s) hereby approved.

REASON: To safeguard the amenities of the occupiers of adjoining property.

U80893 Commercial Use

The commercial use hereby approved shall fall within the A1, A2 or B1 use classes as defined by the Town and Country (Use Classes) Order 1987 (as amended).

REASON: To comply with the terms of the application and ensure an appropriate use within a mixed use development.

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

U80894 Flooding

The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) by H2OK (dated 23 November 2013, ref; J-4560-CFM) and the following mitigation measures detailed within the FRA:

1. Provision of compensatory flood storage as shown in drawing number A1372-PL-710/A
2. Finished floor levels of units 4-6 and the courtyard between the units are set no lower than 7.63m above Ordnance Datum (AOD).

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

REASON: To ensure the development is safe from flooding and prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided

U80889 Code for Sustainable Homes

The new build dwellings hereby approved shall achieve a Code Level 3 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.

DETAILED INFORMATIVES

U88404 Informatives

Principal Policies:

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

Core Strategy CP 1, 7, 8, 14, 15

Development Management Plan DM SD 1, 3; TC 2, 3; HD 1, 2, 3, 4; HO 3, 4, 6; EM 2; TP 2, 8; DC 1, 2, 5, 6

Supplementary Planning Guidance: Affordable Housing; Design Quality; Front Garden and other Off-street Parking Standards; Residential Development Standards; Small and Medium Housing Sites; Sustainable Construction Checklist.

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.

U88408 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 amended following negotiations with the Council to ensure the scheme complied with adopted policy and guidance, and a decision was made without delay

U88409 S106 Agreement

This permission is given by the Local Planning Authority without prejudice to the provisions of a planning agreement made pursuant to Section 106 of the Town and Country Planning Act 1990 and which relates to the said land. The Local Planning Authority expressly reserves any rights contained in the said agreement or any amendment thereof which restrict or regulate the development of the said land.

U88573 Archaeology

Written schemes of investigation will need to be prepared and implemented by a suitably qualified archaeological practice in accordance with English Heritage Greater London Archaeology guidelines. They must be approved by the planning authority before any on-site development related activity occurs.

U88410 Waste - Thames Water

Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0845 850 2777 or for more information please visit the website at www.thameswater.co.uk

U88412 Surface Water Drainage

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When 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 groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the

surface water discharge from the site shall not be detrimental to the existing sewerage system.

IM13 Street numbering

If you wish to name or number a new development, sub-divide an existing property, or change the name or number(s) of an existing property or development, you will need to apply to the London Borough of Richmond Upon Thames. Further details of this process, fees, and the necessary information and forms that need to be submitted can be found on the Council's website

http://www.richmond.gov.uk/street_numbering_and_naming. Alternately you may contact Peter Cridland, Address Management Manager (020 8891 7889 peter.cridland@richmond.gov.uk).

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION
14/0790/FUL
