

Mr Geoff Strange
Strange Associates
14 Uplands Road
London
N8 9NL

Letter Printed 12 October 2015

FOR DECISION DATED
12 October 2015

Dear Sir/Madam

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

Application: 15/3605/HOT
Your ref: 9 Vine Road
Our ref: DC/DAR/15/3605/HOT/HOT
Applicant: Ms Morgan McConnell
Agent: Mr Geoff Strange

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 **17 August 2015** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

9 Vine Road Barnes London SW13 0NE

for

Formation of new basement.

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 15/3605/HOT

APPLICANT NAME

Ms Morgan McConnell
9 Vine Road
Barnes
London
SW13 0NE

AGENT NAME

Mr Geoff Strange
14 Uplands Road
London
N8 9NL

SITE

9 Vine Road Barnes London SW13 0NE

PROPOSAL

Formation of new basement.

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

AT01	Development begun within 3 years
U89818	Approved Drawings
BD14A	Materials to match existing
U89819	Means of Enclosure
DV49	Construction Method Statement
U89820	Tree Protection (TC5)

INFORMATIVES

U96611	Composite Informative
U96612	NPPF Approval
U96724	Heras Fencing
U96723	Parks Informative
U96613	CMS Informative

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.

U89818 Approved Drawings

The development hereby permitted shall not be carried out other than wholly in accordance with Drawing Nos. Untitled Site Plan, 1285(P)02, 1285(P)03, 1285(P)04, 1285(P)05 and 1285(P)06 received on 17/08/15.

REASON: To ensure a satisfactory development as indicated on the drawings.

BD14A Materials to match existing

No new external finishes (including fenestration), including works of making good, shall be carried out other than in materials to match the existing.

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

U89819 Means of Enclosure

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 no fence, wall or other means of enclosure shall be erected around the front lightwell hereby approved.

REASON: To minimise the impact of the lightwell upon the street scene and Barnes Common Conservation Area.

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 5837:2012 '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.

U89820 Tree Protection (TC5)

Throughout the implementation of the approved scheme the following consideration of the trees must be given.

A) No equipment, machinery or materials are to be brought on the site for the purpose of the development until all the trees to be retained have been protected in accordance with section 6.2 of British Standard 5837:2012 Trees in relation to design, demolition and construction - recommendations throughout the implementation of the scheme.

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

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

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

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

DETAILED INFORMATIVES

U96611 Composite Informative

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 7090 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.

U96612 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 formal 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 acceptable as submitted, and approved without delay

U96724 Heras Fencing

It is recommended that the applicant demonstrate the use of Heras fencing to cordon off the verge (Barnes Common) in any future Construction Method Statement submitted to the Council.

U96723 Parks Informative

The applicant is advised that permission must be sought from the Council's Parks department to use the green area to the front of the property in the construction/excavation process, at parks@richmond.gov.uk.

U96613 CMS Informative

The applicants are advised that when drafting the Construction Management Statement, as secured via condition, each 'point' of the condition should form a sub-heading in the Statement. Where a point is not applicable please state this, with justification.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION
15/3605/HOT
