

Mr Michael Quinnen
Indigo Blue Works Ltd
124 Alexandra Road
London
SW19 7JY

Letter Printed 14 October 2015

FOR DECISION DATED
14 October 2015

Dear Sir/Madam

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

Application: 15/3597/HOT
Your ref: 26 Melville Rd
Our ref: DC/SAR/15/3597/HOT/HOT
Applicant: Mrs Christina Romiza
Agent: Mr Michael Quinnen

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:

26 Melville Road Barnes London SW13 9RJ

for

Excavation of a basement extension with front light well and erection of a single storey rear extension.

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 15/3597/HOT

APPLICANT NAME

Mrs Christina Romiza
26 Melville Road
Barnes
London
SW13 9RJ

AGENT NAME

Mr Michael Quinnen
124 Alexandra Road
London
SW19 7JY

SITE

26 Melville Road Barnes London SW13 9RJ

PROPOSAL

Excavation of a basement extension with front light well and erection of a single storey rear extension.

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

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U90453	Approved drawings
U90454	Materials to match existing
U90455	Construction Management Statement
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U90458	Tree Protection (low intensity site)
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DETAILED CONDITIONS AND INFORMATIVES

DETAILED CONDITIONS

U90452 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.

U90453 Approved drawings

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

Drawing no. 2602-0 and 2603-0 received 17 August 2015.

Site Plan and Location Plan received 17 August 2015.

Flat Roof Plan received 13 October 2015.

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

U90454 Materials to match existing

The external surfaces of the development hereby approved shall not be constructed other than in materials to match the existing or in accordance with the details specified on the approved documents unless otherwise agreed in writing with 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.

U90455 Construction Management 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.

U90456 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.

U90457 Foundations

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. (Informative 'Details of Piling' on this notice 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

U90458 Tree Protection (low intensity site)

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. Photographical evidence of the protection installation must be provided to the local authority within 21 days of the commencement 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) Any root pruning must be undertaken to standards as outlined in BS3998:2010 and BS5837:2012. If major roots require removal, notification must be given to the tree owner before work is undertaken.

E) 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.

F) No alterations or variations to the approved works or tree protection schemes shall be carried out without the prior written approval of the local planning authority.

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

U90459 Basement accommodation

The basement extension hereby permitted shall not be used as sleeping accommodation.

Reason: The building is located within a designated flood plain where basement sleeping accommodation would increase the risk of flooding to inhabitants.

U90460 Development within 1m of public highway

No excavation shall take place within 1m of a boundary with any public highway / footway, unless a structural report and accompanying drawings demonstrating how the scheme will allow for the structural retention of the public highway and footway adjacent to the site for the duration of the development works and thereafter, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved scheme.

Reason: To safeguard the structural integrity of the public highway and footway.

DETAILED INFORMATIVES

U96704 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.

U96705 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

U96706 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 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

U96712 Highway Informative

A condition survey is required prior to commencement of works on site. Please contact highwaysandtransport@richmond.gov.uk to arrange the survey.

Should damage be identified that the Council can attribute to the development hereby approved; the Council will undertake to make full repairs and pass cost on the developers.

U96719 Construction Management Statement

A Construction Management Statement was submitted with the application. Council's Transport Planning Officer has reviewed the document and provided the following comments which should be addressed where necessary before the Construction Management Statement is re-submitted as a condition of this approval.

- o Confirm site signage with Network engineers.
 - o Site set up drawing required.
 - o Confirmation of construction traffic route - as large vehicles cannot use Hammersmith Bridge, will the vehicles turn south at Castelnau Junction?
 - o Hoarding must be located on property or a licence is required with Highways.
 - o No parking permits shall be issued to operatives and staff at this site.
 - o Loading and unloading area. If bay suspension is required, the duration and length in meters shall be shown with drawings.
 - o Confirmation of how goods will be loaded and unloaded in relation to the public highway.
 - o The number of vehicles anticipated with construction and spoil removal.
 - o The size of the vehicles (anticipated with construction and spoil removal).
- Tracking is required of the proposed route at junctions and at site from Londsedale Road to the site and back for the largest vehicle.
- o If a skip is required for spoil, confirmation of where will this be located and how it will be emptied.
 - o The lighting details with luminance plot and lux levels are required. Lighting must be located on private property.
 - o A preferred vehicle ban is 2.30pm-4pm and 8.30-9.30.

U96714 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 0800 009 3921.

U96715 Groundwater

Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Groundwater permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 8507 4890 or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.

U96716 Flood Resilience Measures

The applicant is advised to consider flood resilience measures as recommended by the Environment Agency. Details of any flood proofing/ resilience and resistance

techniques, to be included in accordance with 'Improving the flood performance of new buildings' CLG (2007).

U96717 Considerate Constructors Scheme

The applicants are encouraged to become members of the Considerate Constructors Scheme. Further details can be found on: ww.ccscheme.org.uk/

U96713 Back Flow

Thames Water Utilities Limited requests that the Applicant should incorporate within their proposal, protection to property, for example non-return valve (or other suitable device) to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION
15/3597/HOT
