

Mr Trevor Hollinger
Blenheim Consultancy Services Ltd
Townfield House
27-29 Townfield Street
Chelmsford
CM1 1QL

Letter Printed 10 November 2015

FOR DECISION DATED
10 November 2015

Dear Sir/Madam

The Town and Country Planning Act 1990, (as amended)
Decision Notice
THIS APPLICATION IS SUBJECT TO A LEGAL AGREEMENT

Application: 15/3689/VRC
Your ref: Barnes S73 No2
Our ref: DC/ROM/15/3689/VRC/VRC
Applicant:
Agent: Mr Trevor Hollinger

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 **21 August 2015** and illustrated by plans for the permission of the Local Planning Authority to vary condition(s) of the Planning Permission for land situated at:

Number 29 And Garages Adjacent To 27 Barnes High Street Barnes London

for

Application for a variation of condition U74617 (Approved drawings) of planning permission 14/1373/VRC to accommodate minor amendments necessitated by the production of working drawings.

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 15/3689/VRC

APPLICANT NAME

27-29 Townfield St
Chelmsford
CM1 1QL
United Kingdom

AGENT NAME

Mr Trevor Hollinger
Townfield House
27-29 Townfield Street
Chelmsford
CM1 1QL

SITE

Number 29 And Garages Adjacent To 27 Barnes High Street Barnes London

PROPOSAL

Application for a variation of condition U74617 (Approved drawings) of planning permission 14/1373/VRC to accommodate minor amendments necessitated by the production of working drawings.

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

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U90704	Retail opening hours
U90705	Unobstructed access
U90706	Louvre materials
U90707	Mechanical plant noise/materials
U90708	Insulation and Associated Ventilation
U90709	Sound Insulation
U90710	Surface Water
U90711	BREEAM Rating
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U90720	Materials
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U96913	NPPF APPROVAL - Para. 186 and 187

DETAILED CONDITIONS AND INFORMATIVES

DETAILED CONDITIONS

U90702 Approved drawings

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

A05703, A05702 A, A05802, A05801, A05803, A05020, A05030, A05000, A05010 received on 21 August 2015; A05905, A05904, A50701_A, A05901_A received on 15 October 2015; Revised Materials Schedule received on 16 October 2015; and S106 deed of variation signed on 7 October 2015.

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

U90703 Completion of the remediation works

1. The contaminated land assessment and site investigation strategy (Point 1 and 2 of condition U35595 of planning permission 10/2112/FUL) as assessed and approved by the Local Planning Authority under planning reference 10/2112/DD01 and 10/2112/DD02 shall be implemented in accordance with the approved details.

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

a) The remediation works have been carried out in full in compliance with the approved strategy and current U.K. guidance. If during the works new areas of contamination are encountered, which had not previously been identified, then the additional contamination should be fully assessed and an appropriate remediation scheme agreed with the local planning authority and,

b) Upon completion of the remediation works, a verification report should be submitted to and approved by the local planning authority. The verification report should include details of the remediation works and Quality Assurance/Quality Control results to show that the works have been carried out in full and in accordance with the approved remediation strategy. Details of any verification sampling and testing to show the site has reached the required clean-up criteria shall be included in the verification report together with the necessary waste management documentation.

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

U90704 Retail opening hours

The retail premises hereby approved shall not be open for trading outside the hours of 8.00 a.m. to 11.00 p.m. Mondays to Saturdays and 10.00 a.m. to 10.30 p.m. on Sundays.

REASON: To protect the local amenity.

U90705 Unobstructed access

Safe and unobstructed access from the ground floor level to the upper floors shall be maintained at all times in accordance with the details indicated on the approved drawings, unless as otherwise agreed in writing with the local planning authority.

REASON: In the interests of future residential occupiers' safety in the event of a flooding emergency.

U90706 Louvre materials

Prior to occupation of the development hereby approved, details/samples of the external surfaces of all the louvres hereby approved shall be submitted to and approved

in writing by the Local Planning Authority. The louvres shall be installed only in accordance with the details as approved and retained as such thereafter.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality.

U90707 Mechanical plant noise/materials

Before any mechanical plant is used at the premises, a scheme shall be submitted to and approved in writing by the local planning authority demonstrating that the following noise criteria can be complied with, and shall thereafter be retained and operated as approved. The cumulative measured or calculated rating level of noise emitted from mechanical plant and services to which the application refers, shall be equal to the existing background noise level or 5dB(A) below if there is a particular tonal or discrete component to the noise, at all times that the plant/equipment/ventilation extraction system etc. operates. The measured or calculated noise levels shall be determined at the boundary of the nearest ground floor noise sensitive premises or 1 metre from the façade of the nearest first floor (or higher) noise sensitive premises, and in accordance to the latest British Standard 4142. An alternative position for assessment/measurement may be used to allow ease of access, which must be shown on a map and noise propagation calculations detailed to show how the design criteria is achieved. The plant shall be supported on adequate proprietary anti-vibration mounts as necessary to prevent the structural transmission of vibration and regenerated noise within adjacent or adjoining premises, and these shall be so maintained thereafter.

REASON: In the interests of residential amenities.

U90708 Insulation and Associated Ventilation

The scheme providing for the insulation and associated ventilation of the proposed dwellings against the transmission of externally generated road, aircraft and industrial noise, submitted to and approved by the local planning authority under application reference 10/2112/DD03, shall be installed in strict accordance with the approved glazing and ventilation details provided in the acoustic technical note submitted by Sharps Redmore reference 1313880 TN3(Final) - 5.2.14 Barnes High Street - 1313880 - KJG 19/02/2014.

The glazing and ventilation shall thereafter be retained as approved.

REASON: To protect the living conditions and amenity of the residential occupiers.

U90709 Sound Insulation

The scheme for the sound insulation of the floor/ceiling to the proposed ground floor/first floor development to reduce the transmission of noise from the commercial uses to the residential element of the development, submitted to and approved by the local authority under planning reference 10/2112/DD03, shall be fully implemented in accordance with the approved details and conditions, before occupancy of any of the residential units, and the works and scheme shall thereafter be retained in accordance with the approved details. No alteration to the structure, roof, doors, windows or external facades shall be undertaken without the prior agreement in writing from the local planning authority.

REASON: To protect the living conditions and amenity of future residential occupiers.

U90710 Surface Water

The scheme to dispose of surface water submitted to and approved in writing by the local planning authority under planning application reference 10/2112/DD03 shall be implemented as approved.

Reason: To mitigate against flood risk.

U90711 BREEAM Rating

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.

U90712 obscure glazing

The proposed second floor window(s) in the south-west elevation of the maisonette units 1 and 2 hereby approved shall at no time be openable or glazed, otherwise than in obscured glass, below a minimum height of 1.75 metres (5'7") above the relevant floor level.

REASON: To ensure that the proposed development does not prejudice the amenities of adjoining occupiers.

U90713 External ducting

No external ducting, extraction or air conditioning equipment shall be installed without the prior written consent of the Local Planning Authority.

REASON: To protect the visual appearance of conservation area and the amenities of nearby residents.

U90714 Deliveries and collections

Deliveries and collections to the retail and office units shall only be made between the hours of 7.00am to 10pm Mondays to Saturdays and 8.30 am to 6pm on Sunday or Bank Holidays. Retail deliveries shall be undertaken in compliance with the Marks & Spencer Servicing Management Plan reference 6876932v4 unless otherwise agreed in writing by the Council

REASON: To protect the amenities of nearby residential occupiers.

U90715 Joinery details

The development shall not be carried out other than in accordance with detailed drawings to a scale of not less than 1:10 which shall be submitted to and approved in writing by the Local Planning Authority, such details to show joinery 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.

U90716 DV30 - Refuse storage

No refuse or waste material of any description shall be left or stored anywhere on the site other than within the designated refuse storage areas on the approved drawings, or unless as otherwise may be approved in writing by the Local Planning Authority.

REASON: To safeguard the appearance of the property and the amenities of the area.

DV27A Recycling - Details required

Recycling facilities shall be provided as part of the development hereby approved in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show position, size, design, materials, finishes and signage thereof.

REASON: To accord with this Council's policy to encourage the recycling of appropriate waste products.

SH01 Window display

A shop window display shall be provided at all times, to the satisfaction of the Local Planning Authority in a manner compatible with a shopping street.

REASON: To ensure that the proposed development does not prejudice the retail character of the locality.

U90717 terrace parapet heights

The south-west facing parapet walls at the edges of the first floor terraces serving maisonettes 1 and 2 shall measure 1.75m in height from the floor level of the relevant terrace. REASON : To protect the privacy of neighbouring residential occupiers.

U90718 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.

U90719 Paving materials

Notwithstanding drawing no: A05901_A, all areas of hardsurfacing outside the approved shopfront and abutting Barnes High Street shall be finished in 'CED Natural Stone - Granite Blue Flame Textured' and shall be maintained as such thereafter, unless agreed otherwise in writing by the Local Planning Authority.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality.

U90720 Materials

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 as specified within the Revised Materials Schedule received on 16 October 2015, unless agreed otherwise in writing by the Local Planning Authority.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality.

U91292 Code for sustainable homes

The dwelling(s) hereby approved shall achieve a Code Level 3 in accordance with the 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

U96912 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.

IL13 Section 106 agreement

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

U96913 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 amended following negotiations with the Council to ensure the scheme complied with adopted policy and guidance, and a decision was made without delay.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION
15/3689/VRC
