

**Environment Directorate / Development Management**

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Mr Elisabeth Glover  
Indigo Planning  
87 Chancery Lane  
London  
WC2A 1ET

Letter Printed 24 May 2016

**FOR DECISION DATED**  
24 May 2016

Dear Sir/Madam

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

**Application:** 16/1023/FUL  
**Your ref:** Sales and Marketing Suite Lat...  
**Our ref:** DC/LTH/16/1023/FUL/FUL  
**Applicant:**  
**Agent:** Mr Elisabeth Glover

**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 **15 March 2016** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

**HMP Latchmere House Church Road Ham Richmond**

for

**Construction of a temporary sales and marketing suite (sui generis) with associated landscaping and car parking, for a temporary period of three years.**

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 16/1023/FUL

## APPLICANT NAME

C/O Agent

## AGENT NAME

Mr Elisabeth Glover  
87 Chancery Lane  
London  
WC2A 1ET

## SITE

HMP Latchmere House Church Road Ham Richmond

## PROPOSAL

Construction of a temporary sales and marketing suite (sui generis) with associated landscaping and car parking, for a temporary period of three years.

## SUMMARY OF CONDITIONS AND INFORMATIVES

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### CONDITIONS

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|        |                                   |
|--------|-----------------------------------|
| U05731 | NS01 Temporary permission and use |
| U05726 | DV48 Approved drawings            |
| U05728 | NS02 Trees & Ecology              |
| U05725 | Lighting                          |
| U05727 | NS05 Construction                 |
| DV11   | Use of roof restricted            |
| U05732 | Foundation pads                   |
| U05729 | NS03 Materials                    |
| U05730 | NS04 Porous materials             |

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### INFORMATIVES

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|        |                                   |
|--------|-----------------------------------|
| U03649 | NPPF APPROVAL - Para. 186 and 187 |
| U03513 | NI01 Applicants advice            |
| U03650 | Composite Informative             |

# DETAILED CONDITIONS AND INFORMATIVES

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## DETAILED CONDITIONS

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### **U05731          NS01 Temporary permission and use**

The permission shall be for a limited period of 3 years only, expiring on 20 May 2019 when the use hereby permitted shall be discontinued and the buildings and works carried out under this permission removed and the land on which the building (and associated hard surfacing) is situated is reinstated to its former condition and use to the satisfaction of the Local Planning Authority.

REASON: To comply with the terms of the planning permission sought and to ensure that the development does not harm the ecological, biodiversity and open / semi-rural character of the site and area in general.

### **U05726          DV48 Approved drawings**

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

1. Materials and Planting GA TM246L20 #
2. Lighting GA TM246L21#
3. Tree protection and Arboricultural method statement - construction tf913s1/TPP/302
4. Arboricultural Impact Assessment tf913/TPP/202
5. Location Plan 840-P-01
6. Proposed elevations 840-B-05
7. Proposed Plan 840-B-04
8. Proposed site plan 840-B-02
9. Proposed roof plan 840-B-03
10. Letter from RSK dated 10 March 2016 'ECOLOGICAL ASSESSMENT FOR LATCHMERE TEMPORARY MARKETING SUITE'
11. Arboricultural Development Report 'MARKETING SUITE, LATCHMERE HOUSE, RICHMOND' dated March 2016
12. Email from Elisabeth Glover dated 13 April 2016

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

### **U05728          NS02 Trees & Ecology**

The development hereby approved shall not be implemented, other than in accordance with the submitted Arboricultural Development Report (TF/DR/913a dated 21 March 2016); Tree Protection and Arboricultural Method Statement (TF 913SI/TPP/302); Arboricultural Impact Assessment tf913/TPP/202; and Letter from RSK dated 10 March 2016 'ECOLOGICAL ASSESSMENT FOR LATCHMERE TEMPORARY MARKETING SUITE'

REASON: To protect trees and the ecological and biodiversity value of the site.

### **U05725          Lighting**

Notwithstanding what is shown on the approved plans, this consent has not approved the external lighting. Prior to installation of any external lighting, a scheme showing the siting, design and illumination of such, and hours of illumination shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the approved scheme. (The applicants are advised this should consist of low level bollards, with no upward light spill or undue light spill towards the Other Site of Nature Importance).

REASON: To protect the ecological value of the site and to ensure a satisfactory form of development.

**U05727 NS05 Construction**

No development shall take place until the following measures have been put in place to mitigate construction impacts:

1. A storage area for plant and materials used in constructing the development
2. Erection and maintenance of security hoardings including decorative displays and facilities for public viewing, where appropriate.
3. Wheel washing facilities
4. Measures to control the emission of dust and dirt during construction
5. A scheme for recycling/disposing of waste resulting from construction works.

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

**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.

**U05732 Foundation pads**

Prior to the construction of the marketing suite hereby approved, details of the foundation pads / suspended system shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the approved scheme.

REASON: To protect the ecological value of the site and to ensure a satisfactory form of development.

**U05729 NS03 Materials**

The external brickwork of the building shall not be constructed other than in materials details 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.

**U05730 NS04 Porous materials**

Notwithstanding the details indicated in this application, no new hard surfacing shall be installed other than that which is a porous construction and finish.

REASON: In the interest of sustainable construction and to avoid excessive surface water run-off.

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**DETAILED INFORMATIVES**

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**U03649 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.

### **U03513 NI01 Applicants advice**

The applicants are advised:

- o At times of peak demand for parking to the marketing / sales suite, to consider provision of further on site parking on the development site if this can be provided in a safe manner. This is to avoid potential overflow onto surrounding streets.
- o That in response to the lack of visibility splays (as a result of the hoarding to the development site), a traffic marshal / banks man is always present during opening hours to ensure no conflict with delivery vehicles and visitors and to protect highway and pedestrian safety.

### **U03650 Composite 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.

In summary, whilst the proposed building is very sensitively located, by reason of its temporary nature, modest proportions, siting, and safeguarding conditions, the scheme is deemed, on balance, acceptable, and will preserve residential amenities, and will not compromise the long term open / semi-rural character of the area, or unduly prejudice other policies and guidance.

#### **Principal Policies:**

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

- o Core Strategy: CP4, CP5, CP7
- o Development Management Plan: DM OS2; OS5; OS6, HD1; HD3; TP2; TP8; DC1; DC4 and DC5
- o Ham Common conservation area study and Latchmere House Planning Brief

#### **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](mailto: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.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION  
16/1023/FUL

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