

Mr Paul Manning
Gl Hearn
280 High Holborn
London
WC1V7EE

Letter Printed 14 July 2016

FOR DECISION DATED
14 July 2016

Dear Sir/Madam

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

Application: 16/0058/FUL
Your ref: Richmond re submission
Our ref: DC/RON/16/0058/FUL/FUL
Applicant:
Agent: Mr Paul Manning

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

29 George Street Richmond TW9 1HY

for

Change of use of 2nd floor and 3rd floor level from ancillary retail to nine 1 bedroom flats (C3 use) with external alterations and enclosure of walkway at 1st floor, new residential access, bin store, bicycle storage, replacement of plant, new stairs to roof access and reconfiguration of food store at ground floor level.

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 16/0058/FUL

APPLICANT NAME

C/O GL Hearn

AGENT NAME

Mr Paul Manning
280 High Holborn
London
WC1V7EE

SITE

29 George Street Richmond TW9 1HY

PROPOSAL

Change of use of 2nd floor and 3rd floor level from ancillary retail to nine 1 bedroom flats (C3 use) with external alterations and enclosure of walkway at 1st floor, new residential access, bin store, bicycle storage, replacement of plant, new stairs to roof access and reconfiguration of food store at ground floor level.

SUMMARY OF CONDITIONS AND INFORMATIVES

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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.

U08347 Decision Drawings

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

Drawing numbers 3341 001 Rev A; 3341 100 Rev D; 3341 101 Rev D; 3341 102 Rev G; 3341 103 Rev E; 3341 201 Rev E; 3341 202 Rev C; 3341 203 Rev; 3341 300 Rev B; 3341 301 Rev A; 3341 302 Rev B and 3341 303 Rev B all received at the LPA on 8th January 2016; and sketch drawing 3341 100 Rev D received at the LPA on 16th March 2016.

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

BD13A Materials to match exist'-be app'd

The external surfaces of the building(s) (including fenestration) and all areas of hard surfacing, where applicable, shall not be constructed other than in materials to match the existing and in accordance with details/samples of which shall be submitted to and approved in writing by 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.

U08348 Brickwork to match the BTM

No new brickwork to the BTM including works of making good shall be carried out other than in materials, bonding and pointing to match the existing facing work. REASON: To ensure that the proposed development is in keeping with the existing building(s) and does not prejudice the appearance of the locality.

U08349 Large Scale Details

The works shall not be carried out otherwise than in accordance with detailed drawings and samples including plans, elevations, and sections as applicable; such drawings to be submitted to and approved by the Local Planning Authority in writing to show:

- a) Joinery details of windows to the BTM
- b) Detailing with regard to bricks details and pointing
- c) Details of the new residential entrance door(s) and window(s) and recycling and refuse door(s)

REASON: To protect the integrity of the Building of Townscape Merit.

U08350 Timber windows

All windows shall be to be painted timber double hung sliding sash windows.

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

U08351 No reduction in units

No alterations shall be made to the flats hereby approved nor shall they be occupied in any way which would result in a reduction in the number of residential units. REASON: To ensure that the development continues to contribute to the housing needs of the Borough by the retention of dwellings of a variety of sizes and types.

U08352 PERMITTED NEW HVAC PLANT SCHEME COND

a) The refrigeration and air handling/conditioning HVAC plant hereby permitted shall be installed in strict accordance with the details provided in the acoustic report submitted by Sharps Redmore reference 1515281 dated 17th December 2015. The plant shall thereafter be retained as approved.

b) A commissioning acoustic test and report shall be undertaken within 2 weeks of mechanical services commissioning, in order to demonstrate that limit levels detailed in section 5 of the above report have been achieved. The results of the test shall be submitted to and approved in writing by the LPA.

c) The plant shall be isolated on adequate proprietary anti-vibration mounts to prevent the structural transmission of vibration and regenerated noise of a magnitude which causes re-radiated noise not to exceed the limits detailed in table 4 detailed in section 7.7.2 of BS8233:2014 Guidance on sound insulation and noise reduction for buildings "and these shall be so maintained thereafter

REASON: To protect the amenity of occupiers of residents of nearby properties

U08353 AIR QUALITY - VENTILATION SCHEME

Before the development is commenced a scheme for protecting the residential occupiers from external air pollution shall be submitted and approved by the LPA. Any works which form part of such a scheme shall be completed before any part of the development is first occupied or used and measures put in place to ensure it is maintained for the life of the development.

Notes: Due to the development being within the AQMA with existing levels of pollutants being at or above EU limit values for nitrogen dioxide (NO₂) the scheme should include mechanical ventilation designed to safeguard residential occupiers from the ingress of the poor outdoor air quality. The design must take into account climate change pollutants and ensure there are no trade-offs between local and global pollutant emissions. Suitable ventilation systems will need to: take air from a clean location or treat the air and remove pollutants; designed to minimise energy usage; be sufficient to prevent summer overheating; have robust arrangements for maintenance.

REASON: To protect the amenity of occupiers of residents of nearby properties

U08354 AIR QUALITY - EMISSIONS CONTROL SCHEME

Before the development is commenced a scheme to control and minimise emissions of pollutants from and attributable to the development such as heating plant and equipment shall be submitted to and approved by the Local Planning Authority. The scheme shall set out the secure measures which can, and will, be put in place designed to ensure that emissions of pollutants are minimised and, wherever practicable, reduced.

Additionally 1 Number Air Sena unit will be installed in order to monitor atmospheric pollutants. The unit will be installed at a location to be agreed with the LPA.

Notes: Due to the development being within the AQMA with existing levels of pollutants being at or above EU limit values for nitrogen dioxide (NO₂), new developments proposed in these areas must play their part in ensuring that a) these areas do not worsen and b) must contribute towards an overall improvement in air quality. Examples include quantifying the emission benefits from any travel plan, ensuring an environmental management plan is in place to secure reductions in both local and global pollutant emissions. The use of Combined heat and power plant is not

encouraged and schemes which instead use highly efficient insulation along with other energy efficient measures in addition to the installation of ultra-low NOx boilers with NOx emissions of less than 0.04 g/KWH of heat supplied will be looked at more favourably.

REASON: To protect the amenity of occupiers of residents of nearby properties

U08355 Management Plan

That the applicant shall prepare a residential management plan to be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the first flat and such plan to be complied with as part of the development hereby approved. Details of noise dampening wheels should be included as part of any approved plan and retained there after. REASON: To ensure that the development is not prejudicial to the free flow of traffic or conditions of general safety along neighbouring access and to protect amenity.

U08356 Refuse/Recycling arrangements

None of the buildings hereby approved shall be occupied until arrangements for the storage and disposal of refuse/waste/recycling have been made in accordance with details to be submitted to and approved in writing by the Local Planning Authority. REASON: To safeguard the appearance of the property and the amenities of the area.

U08357 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. The residential cycle enclosure shown on drawing 3341 110 rev D adjacent to the sub-station will not be constructed. The cycle store will be completed before the 1st occupation of the first flat REASON: To accord with this Council's policy to discourage the use of the car wherever possible.

U08358 Obscured glazing

The proposed first floor window(s) in the Church Court elevation of the building hereby approved shall at no time be openable or fully glazed, otherwise than in obscured glass. REASON: To ensure that the proposed development does not prejudice the amenities of adjoining occupiers.

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.

U08359 BREEAM - Excellent Rating

The dwelling(s) hereby approved shall achieve BREEAM Domestic Refurbishment Rating Excellent; in accordance with the terms of the application & the requirements of the BREEAM 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.

U08360 Parking Permits and Car Club

Before the development hereby permitted begins a scheme shall be agreed in writing with the local planning authority and be put in place to ensure that, with the exception of disabled persons, no resident/commercial occupier of the development shall obtain a resident/commercial parking permit within any controlled parking zone, or council run car park which may be in force in the area at any time. Residents shall be made members of a car club for 5 years.

REASON: To ensure that the development does not generate an increased demand for on-street car parking to the detriment of the free flow of traffic, the conditions of general safety along the neighbouring highways, the amenity of the area and to accord with the Councils car parking policy and standards.

DV52 Building Regulation M4(2)

The development hereby approved shall not be constructed other than in accordance with Building Regulation M4(2).

Reason: In the interest of inclusive access in accordance with Policy CP14 to ensure homes to meet diverse and changing needs.

DETAILED INFORMATIVES

U01497 Further available floor space

Should additional floorspace in the building come forward for change of use to residential under another application within the short-term, any affordable housing calculation would have regard to these units approved and therefore the issue of on-site affordable housing may need to be explored.

U01498 Informatives

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.

The principle of development for change of use from employment to a residential development is considered acceptable and a viability assessment has been undertaken in respect of providing affordable on-site housing and the provision of £620,000 for an off-site provision secured by a S106 agreement has been accepted by the Councils Planning Viability Advisor.

The scheme is proposed as a car free development, however given the high PTAL level, proximity to good public transport links, and being within walking distance to the centre and other transport nodes in this case it is considered acceptable. Nevertheless the applicant has indicated that they are willing to enter into a Section 106 Agreement to restrict permits.

Details in the form of a completed Energy Statement and A BREEAM Pre-Assessment. the scheme should meet the "excellent" rating under BREEAM Non-Domestic. The proposal is therefore considered generally compliant with the sustainability aims.

The design is considered of a high standard and is compliant with policies CP7 of the Core Strategy and DM HD1, DM HD3 and DM DC1 of the DMP. The provision of 9 one bedrooomed units is compliant with policy DM HO4 which encourages smaller units in these locations with good public transport links and access to facilities. Subject to conditions the amenity of neighbouring residents is respected with no additional overlooking, loss of light or loss of privacy, thus compliant with policies DM DC5

Principal Policies:

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

Core Strategy Policies: CP1, CP2, CP7, CP8, CP14, CP15 CP16 & CP19

Development Management Plan Policies: DM SD1; DM SD2; DM SD6; DM EM2; DM HO1; DM HO3; DM HO4; DM HO6; DM TC1; DM TC3; DM TC5; DM EM2; DM TP2; DM TP6; DM TP7; DM TP8; DM HD1; DM HD3; DM DC1; DM DC5

Supplementary Planning Guidance: Central Richmond Conservation Area Statement
Central Richmond Conservation Area Study

Design Quality - SPD

Affordable Housing - SPD

Sustainable Construction Checklist

Residential Development Standards - SPD

Small & Medium Housing Sites - SPD

Front Garden and Other Off Street Parking Standards - SPD

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.

U05409 Section 106 Agreement

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

U05408 CIL Liable

The applicant is advised that this permission results in a chargeable scheme under the Borough's and the Mayor of London's Community Infrastructure Levy.

U01499 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 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
16/0058/FUL
