

Environment Directorate / Development Management

Web: www.richmond.gov.uk/planning
Email: envprotection@richmond.gov.uk
Tel: 020 8891 1411
Textphone: 020 8891 7120



Miss Emily Cochrane
JLL
30 Warwick Street
London
W1B 5NH

Letter Printed 12 September 2016

FOR DECISION DATED
12 September 2016

Dear Sir/Madam

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

Application: 16/0113/FUL
Your ref: Heathgate House
Our ref: DC/WEW/16/0113/FUL/FUL
Applicant:
Agent: Miss Emily Cochrane

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

Heathgate House 57 Colne Road Twickenham TW2 6QF

for

Change of use of Heathgate House from B1 (Office) use to D1(Educational use) and associated external works comprising the following:

- **Removal of 3 no. planters on Colne Road frontage**
- **Insertion of new window on the second floor front elevation.**
- **Installation of canopy on western rear side.**
- **Alterations to existing rear car park comprising installation of replacement entrance gates and associated fencing, provision of Play Areas, 10 no. parking spaces (8 parking bays and 2 disabled parking bays), refuse store, cycle/scooter storage and associated hard and soft landscaping**

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

www.richmond.gov.uk/planning

London Borough of Richmond upon Thames
Civic Centre, 44 York Street, Twickenham TW1 3BZ

Tel 020 8891 1411 Textphone 020 8891 7120 Email envprotection@richmond.gov.uk

A handwritten signature in black ink, appearing to read 'R. Angus', with a long horizontal flourish extending to the right.

Robert Angus
Development Control Manager

SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 16/0113/FUL

APPLICANT NAME

C/O JLL

AGENT NAME

Miss Emily Cochrane
30 Warwick Street
London
W1B 5NH

SITE

Heathgate House 57 Colne Road Twickenham TW2 6QF

PROPOSAL

Change of use of Heathgate House from B1 (Office) use to D1(Educational use) and associated external works comprising the following:

- Removal of 3 no. planters on Colne Road frontage
- Insertion of new window on the second floor front elevation.
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SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

AT01	Development begun within 3 years
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BD09A	Brickwork to match existing
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DV30	Refuse storage
U08172	DV48 Approved drawings
U11089	Demolition & Construction Method State't
LT06	Tree Planting Scheme
LT09	Hard and Soft Landscaping Required
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U08193	NS20 Staggered play times
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INFORMATIVES

U05129	COMHO6 Composite Informative
U05132	NI01Noise Protection Scheme
U05131	NPPF APPROVAL - Para. 186 and 187
U05130	IL07 Section 106 agreement ~

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.

U08169 BD11 Miscellaneous details ~canopy, Gate

The canopy, gates, fencing & plant shall not be constructed otherwise than in accordance with details to be submitted to and approved in writing by the Local Planning Authority, such details to specify the design and external finishes thereof.

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

DS03 Parking - People with disabilities

Provision of designated drop off points and parking for people with disabilities shall be made in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show size, position, surface treatment and method of delineation and signing of such spaces, and these spaces shall at no time be used for any other purpose.

REASON: To ensure the provision of as satisfactory and convenient form of development for people with disabilities.

BD09A Brickwork to match existing

No new brickwork 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.

U08170 DS04 Access for disabled people ~

Before the development hereby permitted is commenced a scheme indicating the provision to be made for disabled people to gain access to the school shall have been submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented before the development hereby permitted is brought into use.

REASON: To ensure the provision of a satisfactory and convenient form of development for people with disabilities.

DV28 External illumination

Any external illumination of the premises shall not be carried out except in accordance with details giving the method and intensity of any such external illumination which shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of any part of the buildings.

REASON: To protect/safeguard the amenities of the locality.

U08171 DV29F Potentially Contaminated Sites

1. None of the buildings hereby approved shall be occupied until:

a) the remediation works approved as part of the remediation strategy have been carried out in full and in compliance with the approved strategy. If during the remediation or development work new areas of contamination are encountered, which have not been previously identified, then the additional contamination should be fully assessed in accordance with condition [1(b, c)] above and an adequate remediation scheme shall be submitted to and approved in writing by the local planning authority and fully implemented thereafter.

b) a verification report, produced on completion of the remediation work, has been submitted to and approved in writing by the local planning authority. Such report to include i) details of the remediation works carried out and ii) results of verification sampling, testing and monitoring and iii) all waste management documentation showing the classification of waste, its treatment, movement and disposal in order to demonstrate compliance with the approved remediation strategy.

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

DV30 Refuse storage

No refuse or waste material of any description shall be left or stored anywhere on the site other than within a building or refuse enclosure.

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

U08172 DV48 Approved drawings

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

Drawing A-11000Rev1, A-11001Rev1, A-11002Rev1, A-13004, A-13005, A-13006, 28261119-004, 28261119-006, 28261119-008, 28261119-09, Arboricultural Impact assessment, Arboricultural Survey Report, Design and Access Statement, Noise and Vibration Report, Phase 1 Preliminary Risk Assessment, Planning Statement, Transport Assessment, Travel Plan received on 14 January 2016

Air Quality Assessment and Phase 2 Environmental Site Investigation Report received on 4 March 2016

Addendum - Phase 1 Environmental Site Investigation Report received on 17 March 2016

Drawing A-10001Rev3 and A-10000Rev3 received on 8 February 2016

Drawing SK-008 and 28261119-005A received on 29 April 2016

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

U11089 Demolition & Construction Method State't

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 BS5837:2012 '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.

LT06 Tree Planting Scheme

(A) No development shall take place until a specification of all proposed tree planting has been submitted to and approved in writing by the local planning authority such specification to include details of the quantity, size, species, position and the proposed time of planting of all trees to be planted, together with an indication of how they integrate with the proposal in the long term with regard to their mature size and anticipated routine maintenance. All tree planting included within the approved specification shall be carried out in accordance with that specification and in accordance with BS 3936:1986 (parts 1, 1992, Nursery Stock, Specification for trees and shrubs, and 4, 1984, Specification for forest trees); BS 4043: 1989, Transplanting root-balled trees; and BS 4428:1989, Code of practice for general landscape operations (excluding hard surfaces).

(B) If within a period of 5 years from the date of planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted, destroyed or dies, (or becomes in the opinion of the local planning authority seriously damaged or defective), another tree of the same species and size originally planted shall be planted at the same place in the next planting season/within one year of the original tree's demise unless the local planning authority gives its written consent to any variations.

(C) All tree planting shall be carried out in accordance with the details so approved and in any event prior to occupation of any part of the development

REASON: To safeguard the appearance of the locality.

LT09 Hard and Soft Landscaping Required

(A) No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the local planning authority. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artifacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing utility services above and below ground (e.g. drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant; a program or timetable of the proposed works

(B) Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); detailing the quantity, density, size, species, position and the proposed time or programme of planting of all shrubs, hedges, grasses etc, together with an indication of how they integrate with the proposal in the long term with regard to their mature size and anticipated routine maintenance. All tree, shrub and hedge planting included within that specification shall be carried out in accordance with BS 3936:1986 (parts 1, 1992, Nursery Stock, Specification for trees and shrubs, and 4, 1984, Specification for forest trees); BS 4043: 1989, Transplanting root-balled trees; and BS 4428:1989, Code of practice for general landscape operations (excluding hard surfaces).

(C) All hard and soft landscape works shall be carried out in accordance with the approved details and in any event prior to the occupation of any part of the development.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality and to preserve and enhance nature conservation interests

U08173 ST25A Highway sight lines be provided ~~

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order) no wall, fence, hedge or the obstruction to visibility within any part of the area shown on the approved drawings attached to this condition which is under the control of the applicant shall at any time exceed a height of 0.6m above ground level.

REASON: To provide a suitable standard of visibility and to prevent obstruction to the view of persons and traffic using any road so that the free flow of traffic or conditions of general safety on neighbouring highways will not be prejudiced.

U08174 NS01 Arboricultural Method Statement

An Arboricultural Method Statement (AMS), shall be submitted to and approved in writing by the Local Planning Authority prior to construction of the scooter/cycle storage on Colne Road frontage. The AMS must:

(A) Be written in accordance with and address sections 5.5, 6.1, 6.2, 6.3 and 7 of British Standard 5837:2012 Trees in relation to design, demolition and construction - recommendations

(B) Be written in conjunction with the schemes methods of construction to ensure that vehicle movement, material storage and operations involved in the undertaking of the scheme are taken into account.

(C) Outline any tree constraints, and explain any impacts for both above and below ground.

(D) Detail all tree protection (including plans)

(E) Detail any special engineering for lifting and construction of surfaces and structures within the Root Protection Area.

(F) Provide confirmation of the appointment of an Arboricultural Consultant for the duration of the development and a schedule of inspections too achieves an auditable monitoring and supervision programme, and a timetable for submission to the Local Planning Authority.

The development shall not be implemented other than in accordance with the approved AMS.

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

U08175 NS02 Cycle/Scooter parking

No building/part of the development shall be occupied until covered cycle and scooter 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 cycle parking facilities shall be retained in situ thereafter.

REASON: To accord with this Council's policy to discourage the use of the car wherever possible.

U08176 NS03 Cycle / Scooter Parking Review

Prior to the start of the academic year each September up to 2021/22:

1. The cycle / scooter parking provision on site shall be reviewed to reflect any increase in cycling to and from the school as a result of the increase/change in pupils and the impact of the School Travel Plan and;
2. Details of the increased cycle / scooter storage provision shall be submitted to and approved in writing by the Local Planning Authority to respond to any increase and;
3. The approved details shall be installed at the school and retained on site thereafter.

REASON: To encourage sustainable modes of transport.

U08177 NS04 Minibus Management Plan

Prior to the commencement of use, a minibus management plan shall be submitted to and approved in writing by the local planning authority. The minibus management plan shall include frequency of use, times, size of vehicles, tracking diagrams, parking arrangement for pick up and drop up, routes to and from the site and staff responsibilities in connection with the enforcement of the coach and minibus management plan.

REASON: To safeguard the free flow of traffic in the locality and highway and pedestrian safety.

U08178 NS05 Service Management Plan

That the applicant shall prepare a service management plan to identify the size, number and frequency of vehicles to be used for the servicing of the school, times and duration of deliveries/collections, area of roadside to be used; such plan to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of use and such plan to be complied with as part of the development hereby approved.

Reason: To ensure that the development is not prejudicial to the free flow of traffic or conditions of general safety along neighbouring highways and in particular, the bus stopping area.

U08179 NS06 Servicing

No work or associated activities including deliveries/loading /unloading /servicing of the school shall be carried out on the premises before 6.00am and between the hours of 8am-10am and 3pm-7pm on any day.

Reason: To safeguard the amenities of nearby occupiers and ensure that the proposals do not result in an adverse impact on the functioning of the local highway network and bus stop.

U08180 NS07 Community Use Agreement

Use of the development shall not commence until a scheme providing details of community use of the hall, classrooms and music suites have been submitted to and approved in writing by the Local Planning Authority. The details shall include hours of use up to 21:00 hours Mondays-Thursday inclusive, access, charging rates and management responsibilities. The development shall not be used at any time other than in strict compliance with the approved agreement or any successor.

Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport

U08181 NS08 Parking Layout

Prior to the commencement of use of the development hereby approved, the on-site parking spaces shall be laid out in accordance with details shown on drawing A-10001Rev3.

REASON: To ensure the development does not prejudice the free flow of traffic and highway and pedestrian safety and comply with parking standards.

U08182 NS09 Pupil Numbers

No more than 420 pupils shall be registered to attend at GEMS Twickenham Primary Academy at any one time.

REASON: To accord with terms of this application and in the interests of highway safety.

U08183 NS10 Refuse/recycling strategy

Within 2 months of commencement of works, details of covered refuse and recycling facilities shall be submitted to and approved in writing by the Local Planning Authority. These facilities shall be introduced prior to occupation of development.

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

U08184 NS11 Lighting Strategy

Prior to the installation of external lighting, a Lighting Strategy shall be submitted to and approved by the Local Planning Authority. The approved details shall be implemented and retained thereafter.

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

U08185 NS12 Noise Protection Scheme

a) Sound attenuation against externally generated (transportation) noise sources including road, rail and aircraft, so as to achieve the internal noise standards detailed in Acoustic design of schools: performance standards Building bulletin 93 February 2015 shall be implemented in accordance with details to be submitted to and approved

in writing by the Local Planning Authority. The approved details shall be installed and retained thereafter.

b) Prior to the occupation of the site by Year 1 pupils, a commissioning acoustic test and report shall be undertaken in order to demonstrate that condition 1(a) above has been achieved. The results of the test shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To protect the health and well-being of the end-users of the development hereby approved.

U08186 NS13 New Play Area Noise Control

a) Prior to construction of the play areas, a scheme to protect existing residential development against noise generated from the use of the play area shall be submitted to and approved by the Local Planning Authority. The scheme shall demonstrate compliance with the requirements of note 1 below. Any works which form part of the scheme shall be completed in accordance with the approved details before the first use of the proposed development. An outcome above 55dB(A) LAeq,1hour is considered unacceptable and further mitigation will be required.

b) A commissioning acoustic test and report shall be undertaken before the occupation of the building by Year 1 pupils in order to demonstrate that condition (a) above has been achieved. The results of the test shall be submitted to and approved in writing by the Local Planning Authority.

Note

It is considered that the acoustic report provided by Hepworth Acoustics reference 31627.1v3 dated January 2016 has not applied an appropriate assessment methodology. It is considered that LAeq,T objective measurements underestimate the "actual" noise impact due to psychoacoustic factors. It is therefore required that ISO 1996-1 'Acoustics - Description and assessment of environmental noise - Part 1: Basic quantities and assessment procedures.' dated 2003 is applied with an additional 5dB to 10dB character penalty applied. It may be useful to model the noise to help illustrate the noise impact and effect on the proposed development.

U08187 NS14 Mechanical Services Noise Control

Before any mechanical services plant including heating, ventilation and air conditioning (HVAC) plant to which the application refers is used at the premises, a scheme shall be submitted to and approved in writing by the local planning authority which demonstrates that the following noise design requirements can be complied with and shall thereafter be retained as approved

a) The cumulative measured or calculated rating level of noise emitted from the mechanical services plant including heating, ventilation and air conditioning (HVAC) to which the application refers, shall be 5dB(A) below the existing background noise level, at all times that the mechanical 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 meter from the facade 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, this must be shown on a map and noise propagation calculations detailed to show how the design criteria is achieved.

b) The plant shall be supported on adequate proprietary anti-vibration mounts to prevent the structural transmission of vibration and regenerated noise within adjacent or adjoining premises, and these shall be so maintained thereafter.

c) A commissioning acoustic test and report shall be undertaken before the occupation of the building by Reception pupils in order to demonstrate that condition (b) above has been achieved. The results of the test shall be submitted to and approved in writing by the LPA.

REASON: To protect the amenity of end-users and nearby occupants.

U08188 NS15 Noise Impact on adjoining

Prior to the occupation of the school by Year 1 Pupils a scheme for the sound insulation of the party wall to the structurally adjoining residential properties shall be submitted to and approved in writing by the local planning authority.

The scheme approved shall be implemented in accordance with the approved details and retained thereafter. No alteration to the structure, roof, doors, windows or external facades shall be undertaken without the grant of further specific consent of the local planning authority.

REASON: To protect the residential amenity of adjoining occupants.

Design Criteria

The sound insulation scheme will need to provide a higher standard of sound insulation than that required by existing building regulations Approved Document E - Resistance to Passage of Sound 2003.

Performance standards for separating walls, separating floors, and stairs that have a separating function;

Purpose Built Mixed Use Development

Airborne Sound Insulation Performance $D_{nT,w} + C_{trdB}$

Walls 53 to 60

Impact Sound Transmission performance $L_{nTw} = C_{tr dB}$

Floors and Stairs 58-53

U08189 NS16 Noise Impact Traffic

Prior to the first use of the site by Year 1 pupils, an assessment of the cumulative impact from vehicles, including delivery and servicing vehicles accessing/egressing the proposed development shall be submitted to and approved by the local planning authority.

The assessment must consider the advice contained in the Guidelines for Noise Impact Assessment 2014 produced by the Institute of Environmental management and assessment (IEMA). It is considered that if the outcome of the assessment is greater than "slight" this would be considered as a significant adverse impact and further mitigation measures would be required.

REASON: To protect the residential amenity of nearby occupants.

Note

The acoustic report provided by Hepworth Acoustics reference 31627.1v3 dated January 2016 indicates that the assessment is based on preliminary existing traffic flow data. Further assessment is required which takes account of a full survey of existing traffic flows.

U08190 NS17 Air Quality- Construction

Save for temporary works, no development shall be commenced until a dust management plan has been submitted to and approved by the Local Planning Authority. The dust management plan shall include the following details:

(a) Demonstrates compliance with the guidance found in the control of dust and emissions from construction and demolition Best Practice produced by the Greater London Authority

(GLA)http://static.london.gov.uk/mayor/environment/air_quality/docs/construction-dust-pg.pdf

(b) The dust management strategy must include a risk assessment of dust generation for each phase of the demolition and construction. The assessment and identified controls must include the principles of prevention, suppression and containment and follow the format detailed in the guidance above. The outcome of the assessment must be fully implemented for the duration of the construction and

(Rear of Building)	pupils (Year 1&2)	pupils (Year 3&4)	pupils (Year 5 &6)	pupils (Year 1&2)	pupils (Year 3&4)	pupils (Year 5 &6)	pupils (Year 1&2)	pupils (Year 3&4)	pupils (Year 5 &6)
	10:15 – 10:45	10:45 – 11:15	11:15- 11:45	12:45- 1:15	1:15 – 1:45	1.45 – 2:15	2:15- 2:25	2:25 – 2:35	2:35 – 2:45
Total pupils	150	120	120	120	120	150	120	120	120

REASON: The safeguard residential amenity of nearby occupants.

U08194 NS21 Staggered start/finish times

Unless otherwise agreed in writing by the Local Planning Authority, the start and finish times for the school day shall be in accordance with the times shown in the table below.

REASON: To ensure free flow of vehicular and pedestrian movement in the locality and safeguard residential amenity of nearby occupants.

Year Group	Start Times	Finish Times
Reception	09:00	15:30
1	09:00	15:30
2	09:00	15:45
3	08:45	15:45
4	08:45	16:00
5	08:45	16:00
6	08:45	16:00

REASON: To ensure free flow of vehicular and pedestrian movement in the locality and safeguard residential amenity of nearby occupants.

U08195 NS22 Car Park Advanced Booking System

Prior to the first use of the school car park, a car park management plan shall be submitted to and be agreed in writing by the Local Planning Authority which shall include details of an advanced booking system, method/times of access, security controls and other management responsibilities. The car park to operate in accordance thereafter.

REASON: To ensure free flow of vehicular and pedestrian movement in the locality and safeguard residential amenity of nearby occupants.

DETAILED INFORMATIVES

U05129 COMHO6 Composite Informative

Principal Policies:

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

London Plan (Further Alterations to the London Plan March 2015): Policies 2.6, 2.15, 3.1, 3.16 and 3.18

Core Strategy Policies: CP1, CP2, CP3, CP4, CP5, CP7, CP10, CP16 and CP18.

Development Management Plan: DM SD1, DM SD2, DM OS5, DM OS6, DM OS7, DM OS8, DM OS9, DM HD3, DM SI2, DM TP1, DM TP2, DM TP6, DM TP7, DM TP8, DM DC1, DM DC4 and DM DC5.

Supplementary Planning Document: Design Quality (February 2006)

Supplementary Planning Document: Sustainable Construction Checklist (Draft)

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.

U05132 NI01 Noise Protection Scheme

Internal noise levels shall be achieved with windows open for rapid ventilation purposes. Where this cannot be achieved alternative means of ventilation and cooling will be required. Where whole building ventilation is provided then acoustically treated inlets and outlets should ideally be located away from the façade(s) most exposed to noise (and any local sources of air pollution).

Note: The acoustic report provided by Hepworth Acoustics reference 31627.1v3 dated January 2016 indicates that guideline noise levels will not be achieved on the front facade and therefore enhanced glazing and ventilation will be required. This facade is also affected by air quality which is above guideline levels. Therefore mechanical ventilation and sealed windows will be required for rooms on this façade

U05131 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 recommended for approval and referred to the first available Planning Committee, where the agents / applicants had an opportunity to present the case.

U05130 IL07 Section 106 agreement ~

This permission is given by the Local Planning Authority without prejudice to the provisions of a planning agreement dated made pursuant to Section 106 of the Town and Country Planning Act 1990 and which relates to the said land. The Local Planning Authority expressly reserves any rights contained in the said agreement or any amendment thereof which restrict or regulate the development of the said land.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION
16/0113/FUL
