

Mr Sati Panesar
DHA Planning & Development
Cervantes
Ellesmere Road
Weybridge
Surrey
KT13 0HQ
United Kingdom

Letter Printed 7 October 2016

FOR DECISION DATED
7 October 2016

Dear Sir/Madam

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

Application: 15/3072/FUL
Your ref: Christ Church, Teddington
Our ref: DC/AVE/15/3072/FUL/FUL
Applicant: Mr C, O, W & M Hamilton
Agent: Mr Sati Panesar

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 July 2015** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

Christ Church Station Road Teddington

for

Conversion, extension and alteration of the existing church building to provide for 6 x 2 bedroom flats over four levels together with 6 off-street car parking spaces, motorcycle parking, garden amenity areas and refuse, recycling and cycle parking areas.

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

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 15/3072/FUL

APPLICANT NAME

Mr C, O, W & M Hamilton
6 Park Road
Hampton Hill
Middlesex
TW12 1HB
United Kingdom

AGENT NAME

Mr Sati Panesar
Cervantes
Ellesmere Road
Weybridge
Surrey
KT13 0HQ
United Kingdom

SITE

Christ Church Station Road Teddington

PROPOSAL

Conversion, extension and alteration of the existing church building to provide for 6 x 2 bedroom flats over four levels together with 6 off-street car parking spaces, motorcycle parking, garden amenity areas and refuse, recycling and cycle parking areas.

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

U12434	No reduction in residential units
U12449	No patios/hardsurfacing
DV17A	Dustbin enclosure required
DV18A	Refuse arrangements
DV27A	Recycling - Details required
U12435	BREEAM Domestic Refurbishment
U12436	Cycle parking
DV49	Construction Method Statement
U12437	Sustainable Drainage
U12438	External Illumination
U12439	Ecological Enhancements
U12440	Boundary Treatment
U12441	Construction and use of parking areas
U12442	No gates to be erected
U12443	Implemented of Bat Survey
U12444	Details of ingress/egress
U12445	Approved Drawings
U12446	Specific Details
U12447	Conservation roof-lights only
U12448	Arboricultural Method Statement (AMS)
LT09	Hard and Soft Landscaping Required
LT06	Tree Planting Scheme
LT11	Landscape Management - Large Scheme
AT01	Development begun within 3 years

INFORMATIVES

U07443	Ecological Enhancements
U07444	Perimeter and boundary fencing
U07447	S106 Agreement
U07448	Street Numbering
U07449	Bats Protected Species
U07421	Thames Water Informative
U07450	Refuse/recycling details
U07451	Cycle storage
U07419	Composite Informative
U07420	NPPF Approval
IL24	CIL liable

DETAILED CONDITIONS AND INFORMATIVES

DETAILED CONDITIONS

U12434 No reduction in residential units

No alterations shall be made to the development 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.

U12449 No patios/hardsurfacing

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 patios or areas of hardsurfacing/gravel shall be formed to the open amenity areas to the development hereby approved. REASON: To safeguard the visual amenities of the occupiers of adjoining property and the area generally.

DV17A Dustbin enclosure required

None of the buildings hereby approved shall be occupied until a dustbin enclosure has 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 siting and design thereof. REASON: To safeguard the appearance of the property and the amenities of the area.

DV18A Refuse arrangements

None of the buildings hereby approved shall be occupied until arrangements for the storage and disposal of refuse/waste 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.

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.

U12435 BREEAM Domestic Refurbishment

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.

U12436 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.

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 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.

U12437 Sustainable Drainage

That all new hard surfacing shall be of a porous or permeable material or provision made for a sustainable urban drainage system and shall be constructed and laid out in accordance with details to be submitted to and agreed in writing by the Local Planning Authority.

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

U12438 External Illumination

Any external illumination of the site shall not be carried out except in accordance with details giving the method including light spillage diagrams 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.

U12439 Ecological Enhancements

The development hereby approved shall not be occupied until details of wildlife enhancements as per the recommendations contained in the submitted reports have been submitted to and approved in writing by the Local Planning Authority, such details

to include for bat/bird/butterfly/stag beetle and hedgehog habitats as well as their specifications/locations/positions/aspects.

REASON: To enhance the ecological interest of the site

U12440 Boundary Treatment

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the buildings are occupied. Development shall be carried out in accordance with the approved details.

REASON: To safeguard the visual amenities of the locality and the privacy/amenities of the adjoining properties.

U12441 Construction and use of parking areas

No residential unit shall be occupied until the parking area indicated on Drawing No.2015/26/P12 rev B has been constructed to the satisfaction of the Local Planning Authority and shall at no time be used other than by occupiers/callers to the premises and for no other purpose. The parking spaces shall not be sold, leased or otherwise assigned other than for the sole use of the individual residential units.

REASON: To ensure that the proposed development does not prejudice the free flow of traffic, the conditions of general safety along the neighbouring highway or the amenities of the area and to ensure that visitors' parking is available within the site to meet the car parking standards of the Local Planning Authority.

U12442 No gates to be erected

No gates shall be erected to the entry/exit points of the development hereby approved .

REASON: In the interests of highway safety

U12443 Implemented of Bat Survey

The development shall not be implemented until the principles and methodology as described within the approved Bat Building Assessment have been fully implemented.

REASON: To safeguard the ecological interest of the site.

U12444 Details of ingress/egress

The development hereby approved shall not be occupied until the ingress/egress vehicle access points to the site have been designated in accordance with details to be submitted to and approved by the Local Planning Authority. No changes shall be made to the ingress/egress crossovers to the site, otherwise than in agreement in writing by the Local Planning Authority.

REASON: To ensure that the proposal does not compromise the highway safety of the site.

U12445 Approved Drawings

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

Planning, Heritage, Design and Access Statement, 2015/26/P01, P02, P03, P09, received 15 July 2016.

P520/001, west elevation tower detail and front elevation, vehicle tracking assessment , 2015/26/P04 rev A, P05 rev A, P06 rev A, P07 rev A, P08, P10, P11, 12 rev B, west elevation tower drawing, north elevation tower drawing, south elevation, east elevation and detail of typical dormer received 20 November 2015

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

U12446 Specific Details

Prior to the works, hereby approved, being implemented the following details shall be submitted to and approved in writing by the Planning Authority ;

- 1) Plans, elevations & sections fully annotated and dimensioned at 1:20 scale clearly illustrating the architectural design, facing materials and finishes through ;
 - o the proposed new corner church tower
 - o a proposed typical new dormer window on the main roof
 - o the proposed new south east tower
 - 2) Detailed proposals for the repair and refurbishment of the existing windows to church.
 - 3) All new facing stonework and brickwork to match the existing masonry in terms of quality, texture, bond and pointing in a lime based mortar.
- Reason ; To maintain the architectural and historic interest of the BTM and the character and appearance of the conservation area in accordance with the Council's

U12447 Conservation roof-lights only

The roof-lights hereby approved shall be a conservation type only

REASON:-To protect the setting of the BTM and the character and appearance of the Conservation area.

U12448 Arboricultural Method Statement (AMS)

Prior to the commencement of development, an Arboricultural Method Statement (AMS), shall be submitted to and approved in writing by the Local Planning Authority. 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 Construction Method Statement.
- (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 construction within the Root Protection Area.
- (F) Provide confirmation of an Arboricultural Consultant retention for the duration of the development, to deliver a schedule of inspection too achieve 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

LT09 Hard and Soft Landscaping Required

(A) No development shall take place until full details of both hard and soft landscaping works ave 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

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.

LT11 Landscape Management - Large Scheme

A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas over a minimum period of () years from the date of completion of the landscaping scheme other than small, privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be implemented as approved from the date of completion of the landscaping scheme.

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

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.

DETAILED INFORMATIVES

U07443 Ecological Enhancements

In respect of condition U11466, the LPA expects the development to include sparrow and swift boxes and bat bricks.

U07444 Perimeter and boundary fencing

In respect of condition U11469 relating to boundary treatment, the LPA expect that ensure no boundary fencing/walls or any other means of enclosure is erected around 'individual' gardens for the flats and the height of the perimeter boundary walls is maintained.

U07447 S106 Agreement

This permission is given by the Local Planning Authority without prejudice to the provisions of a planning agreement 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.

U07448 Street Numbering

If you wish to name or number a new development, sub-divide an existing property, or change the name or number(s) of an existing property or development, you will need to apply to the London Borough of Richmond Upon Thames. Further details of this process, fees, and the necessary information and forms that need to be submitted can be found on the Council's website http://www.richmond.gov.uk/street_numbering_and_naming. Alternately you may contact Peter Cridland, Address Management Manager (020 8891 7889 peter.cridland@richmond.gov.uk).

U07449 Bats Protected Species

The applicant is advised that bats are European Protected Species under the Wildlife and Countryside Act 1991 (as amended) and the Natural Habitats Regulations 1994 and therefore any works effecting roosts, habitats and foraging areas will need to first be approved by DEFRA.

U07421 Thames Water Informative

Waste Comments

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. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0800 009 3921 or for more information please visit our website at www.thameswater.co.uk

Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the above planning application.

No impact piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement. Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

Water Comments

On the basis of information provided, Thames Water would advise that with regard to water infrastructure capacity, we would not have any objection to the above planning application.

Thames Water recommend the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

No impact piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement. Reason: The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

U07450 Refuse/recycling details

In respect of the refuse/re-cycling stores, the LPA expects that the collection area should be within 10.0m of the public highway.

U07451 Cycle storage

In respect of cycle storage the LPA expect the provision of Sheffield stands.

U07419 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.

Principal Policies:

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

London Plan Policies:

Core Strategy Policies:****

Development Management Plan Policies:****

Supplementary Planning Guidance:****

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.

U07420 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:

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.

IL24 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.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION
15/3072/FUL
