

Ms Judith Livesey
Nathaniel Lichfield And Partners
14 Regent's Wharf
All Saint Street
London
N1 9RL

Letter Printed 14 July 2017

FOR DECISION DATED
30 June 2017

Dear Sir/Madam

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

Application: 08/1760/EXT
Your ref:
Our ref: DC/BRS/08/1760/EXT/EXT
Applicant: St Paul's School
Agent: Ms Judith Livesey

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 August 2013** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

St Pauls School Lonsdale Road Barnes London

for

Application for a new planning permission to replace the extant planning permission 08/1760/OUT: 'Demolition of most of existing School buildings. Outline permission for the refurbishment of the sports hall and construction of a maximum of 36,090m² floorspace/13,159m² footprint of educational facilities comprising classrooms, dining hall, kitchen, assembly hall, library, chapel, junior music school, boathouse and associated staff accommodation (1 unit), sports pavilion, ancillary boarding accommodation (40 bedspaces) and associated staff accommodation (3 units). Reconfiguration of vehicular circulation and car parking provision, playing fields and sports facilities within the site, landscaping and the erection of minor structures to accommodate covered cycle parking, canopies, pergola and covered play area. Full planning permission for the area east of the access to provide 2,758m² floorspace/1,084m² footprint of buildings (3 to 4 storeys including basement and attic levels) comprising a total of 33 residential units for full time school personnel (including immediate family) with part underground car parking (25 spaces) and cycle parking (54 spaces), associated servicing, hard and soft landscaping and boundary treatments' in order to extend the time limit for implementation of the full element of the permission for a further 3 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

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

Robert Angus
Head of Development Management

SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 08/1760/EXT

APPLICANT NAME

St Paul's School
C/o Agent

AGENT NAME

Ms Judith Livesey
14 Regent's Wharf
All Saint Street
London
N1 9RL

SITE

St Pauls School Lonsdale Road Barnes London

PROPOSAL

Application for a new planning permission to replace the extant planning permission 08/1760/OUT: 'Demolition of most of existing School buildings. Outline permission for the refurbishment of the sports hall and construction of a maximum of 36,090m² floorspace/13,159m² footprint of educational facilities comprising classrooms, dining hall, kitchen, assembly hall, library, chapel, junior music school, boathouse and associated staff accommodation (1 unit), sports pavilion, ancillary boarding accommodation (40 bedspaces) and associated staff accommodation (3 units). Reconfiguration of vehicular circulation and car parking provision, playing fields and sports facilities within the site, landscaping and the erection of minor structures to accommodate covered cycle parking, canopies, pergola and covered play area. Full planning permission for the area east of the access to provide 2,758m² floorspace/1,084m² footprint of buildings (3 to 4 storeys including basement and attic levels) comprising a total of 33 residential units for full time school personnel (including immediate family) with part underground car parking (25 spaces) and cycle parking (54 spaces), associated servicing, hard and soft landscaping and boundary treatments' in order to extend the time limit for implementation of the full element of the permission for a further 3 years.

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

U23118	NS52
U23255	NS53
DV30	Refuse storage
U23119	Building Regulation M4(3) (Wheelchair) ~
U23120	AT01 - Development to commence in 3 yea
U23121	BD01A - Outline application - All detail
U23122	NS01 (Formerly condition U21854)
U23123	NS02 (Formerly U21855)
U23124	NS03 (Formerly U21856)
U23125	NS04 (formerly U21857)
U23126	NS05 (formerly U21858)
U23127	NS06 (Formerly U21859)
U23128	NS07 (formerly U21860)
U23129	NS08 (formerly U21863)
U23130	NS09 (formerly U21864)
U23131	NS10 (formerly U21865)
U23132	NS11 (formerly U21866)
U23133	NS12 (formerly U21867)
U23134	NS13 (formerly U21868)
U23135	NS14 (formerly U21869)
U23136	NS15 (formerly U21870)
U23137	NS16 (formerly U21871)
U23138	NS17 (formerly U21872)
U23139	NS18 (formerly U21874)
U23140	NS19 (formerly U21875)
U23141	NS20 (formerly U21876)

U23142	NS21 (formerly U21878)
U23143	NS22 (formerly U21879)
U23144	NS23 (formerly U21880)
U23145	NS24 (formerly U21881)
U23146	NS25 (formerly U21882)
U23147	NS26 (formerly U21883)
U23148	NS27 (formerly U21884)
U23149	NS28 (formerly U21885)
U23150	NS29 (formerly U21886)
U23151	NS30 (formerly U21887)
U23152	NS31 (formerly U21888)
U23153	NS32 (formerly U21889)
U23154	NS33 (formerly U21890)
U23155	NS34 (formerly U21891)
U23156	NS35 (formerly U21892)
U23157	NS36 (formerly U21893)
U23158	NS37 (formerly U21894)
U23159	NS38 (formerly U21895)
U23160	NS39 (formerly U21896)
U23161	NS40 (formerly U21897)
U23162	NS42 (formerly U21898)
U23163	NS43 (formerly U21900)
U23164	NS44 (formerly U21901)
U23165	NS45 (formerly U21902)
U23166	NS47 (formerly U21904)
U23167	NS46 (formerly U21903)
U23168	NS48 (formerly U21905)
U23169	NS49 (formerly U21906)
U23170	NS50 (formerly U21907)
U23171	NS51 (formerly U21909)
U23172	Energy Reduction
DV51	Water Consumption

INFORMATIVES

U14689	Composite Informative
U14692	NI01 -
U14694	NI03
U14693	NI02 -
U14695	NI04 -
U14704	NI11 -
U14699	NI06
U14700	NI07 -
U14701	NI08 -
U14702	NI09 -
U14703	NI10
U14696	NI05-

DETAILED CONDITIONS AND INFORMATIVES

DETAILED CONDITIONS

U23118 NS52

No ground source heat pumps (or other suitable renewables technologies) shall 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 associated plant. Prior to the first occupation of the development hereby approved, the ground source heat pump (or other suitable renewables technologies) shall be installed and operable and shall thereafter be retained and maintained as such.

REASON: In the interests of promoting sustainable forms of developments and to meet the terms of the application.

U23255 NS53

For the purposes of the outline part of this planning permission, details required by conditions U21872 (Ecological and Landscaping Works), U21874 (Landscaping and ecology management plan), and U21878 (Landscaping outside of the parcels); for each stage (building or group of buildings) subject to a reserved matters application shall be submitted to and approved in writing by the Local Planning Authority. In accordance with the requirements of conditions U21872 (Ecological and Landscaping Works), U21874 (Landscaping and ecology management plan), U21878 (Landscaping outside of the parcels) the details required by condition shall be provided for the entire reserved matters stage, unless an alternative phasing timetable for the submission of details reserved by those conditions for that particular stage is otherwise agreed by the Local Planning Authority. Details of any alternative phasing timetable must be submitted in writing to the Local Planning Authority prior to or in conjunction with the submission of details to discharge the conditions associated for a phase of that reserved matters stage.

REASON: to facilitate phase construction and phased submission of details

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.

U23119 Building Regulation M4(3) (Wheelchair) ~

The development hereby approved shall not be constructed other than in accordance with Building Regulation M4(3) wheelchair accessible.

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

U23120 AT01 - Development to commence in 3 yea

The development of the staff accommodation for which full planning permission is hereby

granted (Blocks A, B and C) must be begun no 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.

U23121 BD01A - Outline application - All detail

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

1. The layout of the site, the siting of the building(s), levels, means of access and provision for parking and turning space.
2. The height, design and external appearance (including details/samples) of the building(s).

Where such details have been approved, the development shall not be carried out other than in accordance with the details, terms and conditions set out on application ref. 08/1760/DD01, 08/1760/DD24, 08/1760/DD35, 14/1705/RES, 14/1705/NMA and 14/1705/NMA1.

REASON: a. To ensure satisfactory layout.

b. To ensure that the proposed development does not prejudice the appearance of the locality/amenities of neighbouring occupiers.

c. To ensure where applicable that the proposed development does not prejudice the free

flow of traffic and conditions of general safety along the neighbouring highway.

U23122 NS01 (Formerly condition U21854)

The development of the outline part of the application shall be implemented in phases and

the application for the approval of reserved matters shall be submitted as follows (unless

otherwise agreed in writing by the Local Planning Authority):

i) For parcel 6 shown on Plan 20.052 Rev PL 2 received 27th May 2008 no later than 5 years

from the date of planning permission ref.no.08/1760/OUT,

ii) for Parcels 1, 2, 3, 4 and 8 shown on Plan 20.052 Rev PL 2 received 27th May 2008 no

later than 12 years from the date of planning permission ref.no.08/1760/OUT,

iii) for Parcels 5, 7 and 9 shown on Plan 20.052 Rev PL 2 received 27th May 2008 no later

than 20 years from the date of planning permission ref.no.08/1760/OUT.

Development of each phase must be begun within 2 years of the approval of the final reserved matter applicable to that phase.

REASON: The imposition of the condition is required pursuant to Section 92 of the Town and

Country Planning Act 1990 (as amended by section 51 of the Planning and Compulsory Purchase Act 2004) and a period of 20 years is considered to be a reasonable time limit in

view of the extent and complexity of the proposal.

U23123 NS02 (Formerly U21855)

The following phasing of construction and demolition shall apply to the development hereby

approved, unless otherwise agreed in writing by the Local Planning Authority:

1) the demolition of 'Colet House' shall be completed no later than 6 months after the first

occupation of any of the staff residential buildings (block A or B or C)

2) the demolition of Colet Court shall be no later than 6 months after the occupation of all

development in Parcel 4 that is within the MOL (shown on Plan 20.060 Rev PL1 received 27th May 2008).

3) the demolition of the Junior Music School shall precede development of buildings within

Parcel 7 (shown on Plan 20.060 Rev PL1 received 27th May 2008)

4) demolition of the Colet Court pavilion shall immediately follow first use of development of a replacement Colet Court pavilion within Parcel 8 (shown on Plan 20.060 Rev PL1 received 27th May 2008).

5) The realignment of the main driveway between the existing driveway and the bowl car park and construction of the turning circle may be implemented in advance of agreement of details for development of parcels 1 to 7 (inclusive). Subject to the agreement of details in

accordance with condition BD01A, implementation of the roadway does not require details pursuant to conditions U21857, U21867, U21868, U21869, U21871, U21872, U21874, U21876, U21878, U21879, U21881 to be submitted.

REASON: To ensure the development occurs in accordance with the basis on which permission has been granted, to prevent a partial implementation; and to enable construction of the main driveway, the bowl car park and the turning circle roadway, in advance of the buildings.

U23124 NS03 (Formerly U21856)

Application (s) for the approval of reserved matters shall be submitted in accordance with the parameters defined on the following plans 20.052 Rev PL2, 20.053 Rev PL1, 20.054 Rev PL, 20.060 Rev PL1, 20.061 Rev PL2, 20.062 Rev PL1, 21.001 Rev PL, 21.002 Rev PL, 22.001 Rev PL and 22.002 Rev PL all received 27th May 2008, unless alterations to the parameters form part of the reserved matters applications themselves and are shown on the drawings submitted as part of those applications.

REASON: To ensure that the details of the scheme hereby approved accord with the restrictions and parameters considered in the granting of planning permission and considered in the preparation of the Environmental Statement, and accord with any alterations to the parameter plans which may be approved as part of the reserved matters applications themselves.

U23125 NS04 (formerly U21857)

For each building or group of buildings (hereafter referred to as a stage) the subject of a reserved matters application, details shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development of that particular stage, such details to comprise features to be incorporated within the scheme aimed at achieving a BREEAM "Excellent" rating (or superseding standard), including justification for why an "Excellent" rating has not been achieved at that stage (if applicable). Where applicable, the development shall comply with the details approved under 08/1760/DD02 and 08/1760/DD40.
REASON: In the interest of sustainable construction, to offset the waste and resources of the demolition of the existing buildings.

U23126 NS05 (formerly U21858)

Within one month of completion of each stage of the development a post-construction review shall be carried out by a certified BREEAM assessor to establish that the approved (in reference to condition U21857) BREEAM rating (or superseding standard) has been achieved. The post-construction review report shall be submitted to and approved in writing by the Local Planning Authority.
REASON: In the interest of sustainable construction

U23127 NS06 (Formerly U21859)

The reserved matters application relating to any development forming part of phase iii (unless otherwise agreed in accordance with condition NS01 and formerly U21854), shall include details to demonstrate how the whole redevelopment scheme hereby approved will achieve a BREEAM "Excellent" rating (or superseding standard) on completion.
REASON: In the interest of sustainable construction.

U23128 NS07 (formerly U21860)

The final post-construction review shall demonstrate how the BREEAM "Excellent" rating (or superseding standard) for the whole redevelopment scheme hereby approved has been achieved.
REASON: In the interest of sustainable construction.

U23129 NS08 (formerly U21863)

Development of the staff accommodation units (blocks A, B and C) hereby approved shall not commence until details have been submitted to and approved in writing by the Local Planning Authority to demonstrate energy efficient design measures compatible with connection to the proposed combined heat and power (CHP) system that will serve buildings in parcels 1, 2, 3, 4, 5, 6 and 7 (shown on Plan 20.052 Rev PL 2 received 27th May 2008). The agreed measures shall be implemented in accordance with the agreed details. Within three months of the CHP system becoming operational (or the occupation of the staff accommodation, whichever occurs later) the applicant shall provide confirmation in writing to the Local Planning Authority that the staff accommodation development is connected to the CHP in operational terms.
REASON: To ensure consistency with London Plan policies 4A.4-4A.7, and in the interests of sustainable construction.

U23130 NS09 (formerly U21864)

No later than 10 years from the date of this planning permission details of (including type and size) the proposed combined heat and power system (CHP) and its connections to buildings in parcels 1, 2, 3, 4, 5, 6 and 7 (shown on Plan 20.052 Rev PL 2 received 27th May 2008) and the three staff accommodation buildings (blocks A, B and C) hereby approved shall be submitted to and approved by the Local Planning Authority unless an alternative timescale is agreed in writing by the Local Planning Authority. The submitted details shall also include an air quality assessment of the existing situation and predicted impact of the CHP, including any necessary mitigation measures. The CHP system shall be implemented in accordance with the approved details and retained unless otherwise agreed in writing by the Local Planning Authority. Reserved matters applications for buildings/stages hereby approved that are submitted prior to approval of the CHP system shall demonstrate that the building(s) is/are capable of connection to the proposed CHP system at the time when the CHP is implemented.
REASON: To ensure consistency with London Plan policies 5.1, 5.2, 5.3, 5.5, 5.6, 5.7, 7.14 in the interest of sustainable construction and to ensure air quality is not adversely impacted.

U23131 NS10 (formerly U21865)

The proposals for development should ensure that, when complete, on-site renewable energy technologies shall provide a reduction in carbon dioxide emissions from the development by at least 20% compared to the baseline set out in the Energy Statement (received 27th May 2008) (unless otherwise agreed in writing by the Local Planning Authority). The design and location of the renewable technologies shall be submitted to and approved in writing by the Local Planning Authority as reserved matters for each individual stage, together with a figure for energy demand and renewable energy contribution relating to that stage and similar cumulative figures for that and previous stages. The approved renewable energy technologies shall be implemented in accordance with the approved details and retained unless otherwise agreed in writing by the Local Planning Authority. REASON: To ensure consistency with London Plan policies and in the interest of sustainable construction.

U23132 NS11 (formerly U21866)

Before any air handling/conditioning, extraction plant, systems and associated equipment to which the application refers are used on the premises, a scheme shall be submitted to and approved in writing by the Local Planning Authority which demonstrates that the following noise criteria can be complied with and shall thereafter be retained as approved. The measured or calculated rating level of the cumulative effect of noise emitted from the mechanical plant to which the application refers, shall be equal to the existing background noise level of, or 5dB(A) below if there is a particular tonal or discrete component to the noise, 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 metre from the facade of the nearest first floor (or higher) noise sensitive premises, and in accordance to the latest British Standard 4142 (or any superseding standard). 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.

Where applicable, the development shall accord with the details approved under ref. 08/1760/DD09, 08/1760/DD38 and 08/1760/DD45.
REASON: To protect the amenity of occupiers of residents of nearby properties.

U23133 NS12 (formerly U21867)

No material start shall take place on any stage of the development hereby approved until written notice of the intention to commence work has been sent to the Development Control department of the Local Planning Authority. Such notice shall be sent not less than 21 days

prior to a material start on that stage of the development and shall give details of the intended method of constructing the foundations, including method and equipment for piling,

if applicable. The works shall proceed in accordance with the approved details.

REASON: To ensure that the Local Planning Authority has sufficient notice of the commencement of work and the methods of foundation construction to enable measures to

be taken, if appropriate, to protect the amenities of neighbouring occupiers.

U23134 NS13 (formerly U21868)

Notwithstanding the provisions of Schedule 2, Part 2 and Part 4, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) no contractors' buildings, huts, storage areas or accesses shall be brought onto the site or created until details of their siting, design and expected duration have been submitted to and approved in writing by the Local Planning Authority. The details shall be implemented as agreed as approved under refs. 08/1760/DD04, 08/1760/DD25, 08/1760/DD42 and 08/1760/DD47.

REASON: To safeguard the appearance of this sensitive area, neighbour amenity, nearby trees and in view of the length of the construction phase.

U23135 NS14 (formerly U21869)

Within 12 months of the date of this decision notice and prior to the STARS annual deadline,

an updated STARS Travel Plan based on the results of an annual survey shall be submitted

to and approved in writing by the Local Planning Authority. The annual staff and pupil/parent travel surveys shall be undertaken in accordance with the TfL Sustainable Travel: Active Responsible Safe (STARS) accreditation methodology. The updated Travel

Plan shall comprise clear objectives, targets, actions and timeframes to manage the transport needs of staff and pupils/ parents /visitors to the development, to minimise car usage and to achieve a shift to sustainable transport modes.

Following approval by the Local Planning Authority, the applicant shall implement these actions to secure the objectives and targets of the approved Travel Plan. The updated Travel Plan shall be submitted to the Local Planning Authority and approved in writing annually thereafter for a period of five years. Should the Travel Plan not meet its targets after

5 years, the STARS Travel Plan shall continue to be submitted and approved by the Local

Planning authority on an annual basis until such time that it is deemed successful in achieving its targets.

REASON: In order to comply with the objectives of national and local planning policies which

promote sustainable development with particular regard to transport.

U23136 NS15 (formerly U21870)

Details of all external lighting for each stage (including lighting associated with the staff units

hereby approved) shall be submitted to and approved by the Local Planning Authority, including details of how light spill and glare are to be minimised, prior to their installation. The external lighting shall be erected in accordance with the approved details and retained as such. Where relevant, lighting shall be installed in accordance with the details approved under application refs: 08/1760/DD32 and 08/1760/DD45.
REASON: To prevent unacceptable visual, ecological and un-neighbourly impacts arising from light spill.

U23137 NS16 (formerly U21871)

No development approved by this permission shall be commenced until an overall landscape strategy including ecological mitigation, compensation and enhancement scheme, has been submitted and approved by the Local Planning Authority. This strategy shall set out the measures listed in the Environment Statement (LON2008/E6620-Vol II) received 27th May 2008 including; a deadwood strategy (Section 5.14, chapter B), tree, hedgerow and woodland belt planting (Sections 5.15, 5.16 and 5.19, chapter B), flower-rich grassland (Section 5.21, chapter B), installation of herpetofaunal hibernacula (Section 5.18, chapter B), aerial herbaceous habitat (Section 5.17 and 5.22, chapter B), two multifunctional wetlands (Section 5.20, chapter B) and the installation of refugia for birds and bats (Section 7.6, chapter B) and the approach to their phased implementation. The strategy shall be implemented in accordance with the approved details including phasing and retained as such. Where relevant, the strategy shall be implemented in accordance with details approved under ref: 08/1760/DD07.
REASON: To protect, conserve and enhance the natural features of importance for biodiversity across the site.

U23138 NS17 (formerly U21872)

For each stage subject to a reserved matters application, details of the proposed landscape and ecological works shall be submitted to and agreed in writing by the Local Planning Authority prior to commencement of works for that stage. These details shall be in accordance with the strategy submitted pursuant to condition U21871. Details shall include design plans and layout, materials, timings, methods of construction and species lists for planting. The works shall be undertaken in accordance with the approved details and retained as such unless agreed in writing by the Local Planning Authority. Where relevant, the scheme shall be implemented in accordance with details approved under ref: 08/1760/DD07, 08/1760/DD41 and 08/1860/DD48.
REASON: To protect, conserve and enhance the natural features of importance for biodiversity across the site.

U23139 NS18 (formerly U21874)

A landscape and ecology management plan for each stage shall be submitted to and approved in writing by the Local Planning Authority before development of that stage commences. The Strategy shall include long term design and ecological objectives, timetable of the works, management responsibilities and maintenance schedules for all landscape areas and ecological features. The landscape and ecology management plan shall be carried out as approved. Where relevant, the landscape and ecology plan shall be implemented in

accordance with details approved under refs: 08/1760/DD10, 08/1760/DD41 and 08/1760/DD48.

REASON: To protect/conserv e the natural features, ecology and character of the area and to ensure their long-term sustainability through appropriate site management.

U23140 NS19 (formerly U21875)

The proposals for development must ensure that, when complete, an area equivalent to at least 35% of the total footprint of new buildings is provided with green roofs. The design and

location of the green roofs shall be submitted to and approved in writing by the Local Planning Authority at the reserved matters stage for individual buildings together with a total

of the area and percentage of green roof provided in that application and cumulatively with

previous approval(s). The submitted details must include location, design, dimensions and

materials. Development shall be carried out in accordance with these details and retained

and maintained thereafter. Where relevant details shall be installed as per the approved application: 08/1760/DD01.

REASON: To comply with the terms of the proposal and to protect, enhance and conserve

natural features of importance for biodiversity across the site.

U23141 NS20 (formerly U21876)

Details of the 4 eco-logpiles and refugia , the beehive, two bat, four bird and 10 insect boxes,

three bird feeding stations and ground table feeder, and 4-6 stag beetle buckets shall be

carried out in accordance with the approved details and conditions under ref.

08/1760/DD07 and 08/1760/DD41 and retained as such.

REASON: To comply with the basis on which this application has been assessed and to ensure there is no net loss of habitat.

U23142 NS21 (formerly U21878)

No development shall take place until details of both hard and soft landscaping works on land other than Parcels 1 to 9 inclusive (as shown on Plan 20.052 Rev PL2 received 27th May 2008) have been submitted to and approved in writing by the Local Planning Authority,

and these works shall be carried out as approved according to an agreed timetable: such details to include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc). Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate. The approved scheme shall be carried out in accordance with a programme for planting and maintenance. Development of each stage that is the subject of reserved matters applications shall not commence until a landscaping/planting scheme for that stage has been submitted to and approved in writing by the Local Planning Authority (including relevant items from the preceding list). The approved scheme shall be carried out in accordance with a programme for planting and maintenance related to the construction of that stage of the development.

Where relevant details shall be implemented as approved under refs: 08/1760/DD07, 08/1760/DD10, 08/1760/DD41 and 08/1760/DD48.

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

U23143 NS22 (formerly U21879)

No development approved by this permission shall be commenced until an overall strategy for the phased provision and implementation of surface water run-off limitation by means of a sustainable drainage system shall be submitted to and approved in writing by the Local Planning Authority. Drainage details for individual stages shall be submitted in accordance with the approved strategy, and shall be implemented in accordance with the approved details and retained as such. Where relevant the strategy shall be implemented in accordance with the details and conditions approved under ref: 08/1760/DD14.
REASON: To prevent the increased risk of flooding and improve the water quality.

U23144 NS23 (formerly U21880)

No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters.
REASON: Groundwater may be very shallow below ground level in the river gravels beneath this site.

U23145 NS24 (formerly U21881)

Prior to the commencement of the first stage (including any demolition) a Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local

Planning Authority. The CMP shall include measures to minimise, re-use and recycle construction, excavation and demolition waste (including any hazardous materials) and measures to ensure that environmental best practice is followed in relation to storage of materials, prevention of effects on groundwater, control of surface water run off, dust, noise and lighting of construction compounds and include the provision of a residents 'hotline'. It shall be updated as necessary prior to the commencement of subsequent stages and submitted to the Local Planning Authority for approval. Works shall proceed in accordance with the approved CMP and where relevant, the details approved under refs: 08/1760/DD04, 08/1760/DD25, 08/1760/DD42 and 08/1760/DD48.

REASON: To reduce the amount of waste going to landfill and encourage the re-use of materials and to ensure that mitigation measures referred to in the Environmental Statement are undertaken.

U23146 NS25 (formerly U21882)

The occupation of the residential units hereby approved shall be limited to persons solely or mainly employed at St Paul's School, Lonsdale Road, Barnes, SW13 9JT, and any resident dependants of such persons.

REASON: To ensure that the development continues to contribute to the housing needs of the Borough and of the School by the retention of dwellings of a variety of size and types to be used by School employees on this site where planning permission would not normally be given for residential development.

U23147 NS26 (formerly U21883)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) no alterations shall be made to the boundary treatment to the western end of Lillian Road other than having been previously submitted to and approved in writing by the Local Planning Authority.

REASON: To safeguard the amenities of the occupiers of adjoining properties, local highway safety conditions and the appearance of the area generally.

U23148 NS27 (formerly U21884)

Prior to the commencement of development for the staff accommodation units hereby approved, details shall be submitted to, and approved in writing by the Local Planning Authority, such details to comprise features to be incorporated within the scheme as set out in the EcoHomes 2006 Preliminary Assessment received on 9th June 2008 to indicate how

the "Excellent" Ecohomes rating (or superseding standard) will be achieved. The scheme shall subsequently be implemented in accordance with the approved details.
REASON: In the interest of sustainable construction.

U23149 NS28 (formerly U21885)

Within one month of completion of block A, block B or block C hereby approved a post-construction review shall be carried out by a certified EcoHomes assessor to establish whether that block has achieved the rating specified in condition U21884. The post-construction review report and details of any necessary changes to achieve that rating shall be submitted to and approved in writing by the Local Planning Authority and subsequently implemented as approved.
REASON: In the interest of sustainable construction.

U23150 NS29 (formerly U21886)

No development associated with the staff accommodation buildings hereby approved shall commence until details of the noise attenuation measures to the underside of block B and details of the lower level car parking surfacing have been submitted to and approved in writing by the Local Planning Authority. The details shall be implemented in accordance with the approved details and retained as such.
REASON: In the interest of neighbour amenity.

U23151 NS30 (formerly U21887)

The staff accommodation units hereby approved shall not 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 design, materials and finishes thereof.
REASON: To accord with the Council's policy to discourage the use of the car wherever possible.

U23152 NS31 (formerly U21888)

The plans and particulars submitted in accordance with condition U21878 above shall include:

- a) a plan to a scale and level of accuracy appropriate to the proposal that shows the position of every tree on site with a stem diameter over the bark measured at 1.5 metres above ground level of at least 75 millimetres. In addition any tree on neighbouring or nearby ground

to the site that is likely to have an effect upon or be affected by the proposal (e.g. by shade, overhang from the boundary, intrusion of the Root Protection Area (para. 5.2.2 of BS5837, 2005, Trees in relation to construction - Recommendations) or general landscape factors) must be shown.

b) the details of each tree as required at para. 4.2.6 of BS5837 in a separate schedule.

c) a schedule of tree works for all the trees in paragraphs (a) and (b) above, specifying those to be removed, pruning and other remedial or preventative work.

d) the details of any proposed alterations to the existing ground levels or the position of any proposed excavations within 5 metres of the Root Protection Area (para. 5.2.2 of BS5837) of any retained tree (as detailed on plans submitted for paragraph (a) above), including those on neighbouring ground.

e) the details of all the appropriate tree protection measures for every retained tree before and for the entire duration of the course of the development.

f) a statement setting out the principles of arboricultural sustainability in terms of landscape, spatial integration and post development pressure.

The works and tree protection measures shall be carried out in accordance with the approved details and conditions under refs: 08/1760DD07, 08/1760/DD41 and 08/1760/DD48.

REASON: The existing trees represent an important amenity which the Local Planning Authority considers should be maintained.

U23153 NS32 (formerly U21889)

The plans and particulars submitted in accordance with condition U21878 above shall include details of the quantity, size, species, position 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. In addition all shrubs and hedges to be

planted in the landscape should be similarly specified. Planting shall be carried out in accordance with the approved details and conditions under refs 08/1760DD07 and 08/1760/DD41.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality, and to enhance natural features of importance for biodiversity across the site.

U23154 NS33 (formerly U21890)

The plans and particulars submitted in accordance with condition U21878 above shall include details of the means of protection and maintenance of the trees, shrubs and hedges

referred to in condition U21889 above, until they are established. The means of protection

and maintenance shall be carried out in accordance with the approved details.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality, and ensure that the nature conservation measures establish themselves.

U23155 NS34 (formerly U21891)

In this condition a "retained tree" is an existing tree which is to be retained in accordance with plans and particulars submitted in response to conditions U21878 and U21888; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the approved building for its permitted use. a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned in any manner, be it branches, stems or roots, other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. All tree works shall be carried out in accordance with BS3998 (Tree Work). b) If any retained tree is cut down, uprooted, destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as specified in writing by the Local Planning Authority. REASON: The existing trees represent an important amenity which the Local Planning Authority considers should be substantially maintained.

U23156 NS35 (formerly U21892)

Arboricultural Method Statement (AMS) required. Prior to the commencement of the staff accommodation 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 specific method of construction (where applicable)
- (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) Detail any facilitation pruning that may be required. The specification for tying back and/or pruning must be measureable and prepared by a suitably qualified Arboriculturalist or Arboricultural Contractor. All tree work must be undertaken in accordance with BS3998:2010 Tree work - Recommendations unless approved by the Councils Arboricultural Officer
- (G) 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.

U23157 NS36 (formerly U21893)

The applicant shall give written notice to the Local Planning Authority of 10 days prior to carrying out the tree works approved pursuant to condition U21892 and any operations that present a particular risk to trees (e.g. demolition within or close to a Root Protection Area, excavations within or close to a Root Protection Area, piling).
REASON: To ensure that the trees are not damaged or otherwise adversely affected by the building operations.

U23158 NS37 (formerly U21894)

The following activities must not be carried out under any circumstances:

- a) No fires shall be lit within 10 metres of the nearest point of the canopy of any retained tree.
 - b) No works shall proceed until the appropriate Tree Protection Barriers are in place, with the exception of initial tree works.
 - c) No equipment, signage, fencing, tree protection barriers, materials, components, vehicles or structures shall be attached to or supported by a retained tree.
 - d) No mixing of cement or use of other materials or substances shall take place within a Root Protection Area, or close enough to a Root Protection Area that seepage or displacement of those materials or substances could cause them to enter a Root Protection Area.
 - e) No alterations or variations to the approved works or tree protection schemes shall be carried out without the prior written approval of the Local Planning Authority.
- REASON: To ensure that the trees are not damaged or otherwise adversely affected by building operations and soil compaction.

U23159 NS38 (formerly U21895)

No works or development of the staff accommodation buildings hereby approved shall take place until a scheme of supervision for the arboricultural protection measures has been approved in writing by the Local Planning Authority. The approved scheme of supervision shall be implemented as part of the approved works. This scheme will be appropriate to the scale and duration of the works and may include details of:

- a) induction and personnel awareness of arboricultural matters.
- b) identification of individual responsibilities and key personnel.

- c) statement of delegated powers.
- d) timing and methods of site visiting and record keeping, including updates.
- e) procedures for dealing with variations and incidents.

REASON: To ensure that the trees are not damaged or otherwise adversely affected by building operations.

U23160 NS39 (formerly U21896)

1. Prior to the occupation of the staff accommodation development hereby approved, a tree planting scheme shall be submitted to and approved in writing by the local planning authority. This scheme shall be written in accordance with the British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations (sections 5.6) and BS 8545:2014 Trees: from nursery to independence in the landscape. Recommendations, and include:

- A) Details of the quantity, size, species, and position,
- B) Planting methodology
- C) Proposed time of planting (season)
- D) 5 year maintenance and management programme.

2. If within a period of 5 years from the date of planting 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) then the tree shall be replaced to reflect the

specification of the approved planting scheme in the next available planting season or in accordance with a timetable agreed in writing with the local planning authority.

REASON: To safeguard the appearance of the locality.

U23161 NS40 (formerly U21897)

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, unless the Local Planning Authority gives its written consent to any variations.

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

U23162 NS42 (formerly U21898)

1. No development of any building approved by this permission shall be commenced until:

a) The site investigation strategy relating to that building has been submitted to and approved in writing by the Local Planning Authority and thereafter implemented and completed. Such site investigation to include relevant soil, soil gas, surface and groundwater

sampling, which is to be carried out by a suitably qualified and accredited geo-environmental

consultant/contractor in accordance with the current U.K. requirements for sampling and analysis and,

b) A site investigation report for that building detailing all investigative works and sampling on

site, together with the results of analyses, risk assessment to any relevant receptors and a

proposed remediation strategy (in accordance with best practice) has been submitted to and

approved by the Local Planning Authority. The remedial works shall be of such a nature as to

reduce the risk posed from the identified contamination to an acceptable level, given the

proposed end-use of the site and surrounding environment including any controlled waters.

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

a) Approved remediation works for that building and its site have been carried out in full in

compliance with the approved methodology. If during the works new areas of contamination

are encountered, which have not previously been identified, then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with

the local planning authority and,

b) Upon completion of the remediation works, a validation report has been submitted to and

approved by the local planning authority. The validation report shall include details of the

remediation works and Quality Assurance/Quality Control results to show that the works have been carried out in full and in accordance with the approved methodology.

Details of any validation sampling and analysis to show the site has reached the required

clean-up criteria shall be included in the validation report together with the necessary waste

management documentation.

Where relevant the measures shall be carried out as approved under refs;

08/1760/DD02,

08/1760/DD39 and 08/1760/DD46.

REASON: to protect future users of the site and neighbouring land and to protect the amenity

of the environment including ground water quality.

U23163 NS43 (formerly U21900)

No alterations shall be made to the staff accommodation units 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.

U23164 NS44 (formerly U21901)

The development shall not be carried out other than in accordance with detailed drawings to

a scale of not less than 1:50 which shall be submitted to and approved in writing by the Local

Planning Authority, such details to show elevations, floor plans, sections and materials of; the bin enclosure to the front of block A, flood protection wall around block A, the side elevation of no 80 Lonsdale Road, the rear elevation of block B and eastern elevation of block C and fenestration to all blocks.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality and to protect neighbour amenity.

U23165 NS45 (formerly U21902)

The external surfaces of the staff accommodation buildings hereby approved building(s) (including fenestration and green roof materials/planting) and, where applicable, all areas of hard surfacing shall not be constructed other than in materials details/samples 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.

U23166 NS47 (formerly U21904)

i) Details of a scheme of planting to provide a screen for the site/along the eastern boundary to the rear of block B hereby approved along the Lillian Road, Glenthams Road and Lonsdale

Road properties boundary/ies, consisting predominantly of trees or other suitable plants capable of a growth to a height of two metres, shall be submitted to and approved in writing by the Local Planning Authority.

ii) The said planting shall be carried out in accordance with the details so approved within the first planting season immediately following the carrying out of the development. Any trees

which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with

others of similar size and species unless the Local Planning Authority gives written consent to any variation.

REASON: To safeguard the amenities of neighbouring occupiers. To ensure that the proposed development does not prejudice the appearance of the locality.

U23167 NS46 (formerly U21903)

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 in accordance with a phased timetable agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details and as approved under ref. 08/1760/DD07.

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

U23168 NS48 (formerly U21905)

No part of the staff accommodation development hereby approved 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 and these works shall be carried out as approved.

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; bat and bird boxes; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc). Soft landscape works shall include details of the green roof; planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme. REASON: To ensure that the proposed development does not prejudice the appearance of the locality and to preserve and enhance nature conservation interests, nor neighbour amenity.

U23169 NS49 (formerly U21906)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) no external alterations or extensions shall be carried out to the staff accommodation buildings hereby approved.

REASON: To safeguard the amenities of the occupiers of adjoining property and the area generally.

U23170 NS50 (formerly U21907)

The proposed ground, first and second floor windows in the eastern elevation of block A hereby approved shall at no time be openable or glazed, otherwise than in obscured glass,

below a minimum height of 1.75 metres (5'7") above the relevant floor level.

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

adjoining occupiers.

U23171 NS51 (formerly U21909)

The minimum finished ground floor level of the proposed staff accommodation buildings shall be not less than 5.735 metres above Newlyn Datum or shall be defended against flooding to that level.

REASON: The site is within an area liable to flood.

U23172 Energy Reduction

The staff accommodation dwellings hereby approved shall achieve a 35% reduction in Carbon dioxide emissions beyond Building Regulations requirements (2013).

Reason: In the interests of energy conservation in accordance with Policy DMSD1 of the Development Management Plan (2011).

DV51 Water Consumption

The dwelling(s) hereby approved shall not be occupied other than in accordance with the water consumption targets of 105 litres or less per person per day, and 5 litres or less per head per day for external water use.

Reason: In the interests of water efficiency in accordance with Policy DMSD9 of the Development Management Plan (2011).

DETAILED INFORMATIVES

U14689 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.

Following the issue of planning permission in 2009 for a hybrid application comprising outline consent for the development of the school campus and full permission for on-site staff accommodation, consent is sought to extend the time to implement the planning permission granted.

The first phases of the outline element of the consented development have been implemented with applications for reserved matters related to the latter phases required to be submitted by 2021 and 2029. While extant at the time of the submission of this application, the requirement to commence development of the staff accommodation by 2014 has since lapsed.

Since the determination, there have been some physical changes in circumstance within the vicinity and a number of policies, Guidance and the Planning Documents they related to have been replaced, at national, regional and local level.

Having regard to current planning policy, the thrust of objectives within those relevant to the application proposed has not changed significantly since 2008/9.

While a large part of development has commenced and remains extant, consideration has also been given to the Environment Statement approved in 2009. The applicant has also updated relevant reports to reflect changes in circumstance (Transport Statement

and Flood Risk Assessment) and provided a Heritage Statement to reflect the requirements set out in the NPPF.

With respect to the Environment Statement, it is not considered in the context of the changes in circumstance that the proposal would now give rise to any significant environmental effects that have not already been considered and accepted in the original Statement.

With respect to the updated Transport Statement and Flood Risk Assessment, no unreasonable harm has been identified and no objection raised by the Council's transport planner or the Environment Agency respectively.

Given the consistent objectives of policy since 2008/9, particularly in respect of Metropolitan Open Land, it is considered that the special circumstances (particularly the provision of new open space close to the river) accepted for allowing a departure from policy remain justifying the development in these areas.

Having regard to the changes in circumstance since 2008/9 and the requirement to provide an assessment of heritage assets, the proposal is considered to preserve the character, appearance and setting of the Castelnau Conservation Area and the setting of the BTMs in Lonsdale Road as well as those heritage assets to the north of the Thames, including the listed Hammersmith Bridge.

Notwithstanding the extensions and alterations to those residential properties and the permitted conversion from offices to residential in the locality, no undue impact is considered in relation to the amenity enjoyed by the occupants of those neighbouring residential properties.

With respect to sustainability, the proposal is still committed to achieving BREEAM excellent for the school and study bedrooms. The staff accommodation will achieve aim to achieve a 35% carbon offset and a significant improvement compared to that approved.

Principal Policies:

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

London Plan policies:

3.5, 3.8, 3.12, 3.13, 3.18, 5.1, 5.2, 5.3, 5.5, 5.6, 5.11, 5.12, 5.13, 5.14, 5.18, 5.21, 6.3, 6.9, 6.10, 6.13, 7.1, 7.2, 7.6, 7.8, 7.15, 7.17, 7.19, 7.21, 7.24, 7.29, 8.2 and 8.3.

Core Strategy:

CP1, CP2, CP3, CP4, CP5, CP6, CP7, CP10, CP11, CP14, CP15, CP16, CP18.

Local Plan:

DM SD1, DM SD2, DM SD5, DM SD6, DM SD7, DM SD10, DM OS2, DM OS5, DM OS6, DM OS11, DM HD1, DM HD3, DM HO2, DMHO4, DM HO6, DM TP2, DM TP6, DM TP7, DM TP8, DM DC1, DM DC4, DM DC5.

Publication Plan:

LP1, LP2, LP3, LP4, LP8, LP10, LP11, LP13, LP15, LP16, LP17, LP18, LP20, LP21, LP22, LP23, LP24, LP29, LP30 and LP39.

Design Quality SPD

Sustainable Construction Checklist SPD

Front Garden and other off-street parking standards SPD

Strategic Flood Risk Assessment Report

Design for Maximum Access SPG

Thames Landscape Strategy

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 the London Borough of Richmond upon Thames, 44 York Street, Twickenham TW1 3BZ, Telephone 020 8891 1411 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.

U14692 NI01 -

It is the responsibility of a developer to make proper provision for drainage to ground, watercourses or a suitable sewer. 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 ground water. 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 0845 850 2777.

Thames Water recommends the installation of a properly maintained fat trap on all catering establishments. They further recommend, in line with best practice for the disposal of fats, oils and grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses. Further information on the above is available in a leaflet, 'Best Management Practices for Catering Establishments' which can be requested by telephoning 020 8507 4321.

Where the proposal includes a swimming pool Thames Water requests that the following conditions are adhered to with regard to the emptying of swimming pools into a public sewer to prevent the risk of flooding or surcharging: The pool to be emptied overnight and in dry periods, and the discharge rate is controlled such that it does not exceed a flow rate of 5 litres/ second into the public sewer network.

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.

The London Water Ring Main is in the area and special precautions will be required to avoid any damage that may occur as a result of the proposed development. Please contact Thames Water Developer Services, Contact Centre on 0845 850 2777 for further information. There are large water mains adjacent to the proposed development. Thames Water will not allow any building within 3 metres of them and will require 24 hours access for maintenance purposes.

U14694 NI03

Further information on Sustainable Urban Drainage Systems (SUDS) can be found in Appendix F of Planning Policy Statement - 'Development & Flood Risk', in the CIRIA C522 document entitled 'Sustainable Urban Drainage Systems - design manual for England and Wales' and in the CIRIA document entitled 'Interim Code of Practice for Sustainable Drainage Systems'. This Interim Code of Practice provides advice on design, adoption and maintenance issues and gives a good overview of other technical guidance on SUDS. Please note that whilst the focus within the flood risk assessment must be on flood risk management, any SUDS should also seek to maximise opportunities for water quality and amenity benefits. If the principles of SUDS cannot be incorporated within parts of the site, calculations should be submitted to the Environment Agency for further analysis. The shallow nature of the underlying aquifer would prohibit the discharge of surface water via deep soakaways. The Environment Agency recommends the use of porous paving in car parking areas and filter strips or swales. Large underground structures constructed below the water table may act as an obstruction to groundwater flows. Consequently, a building-up of groundwater levels may occur on the up-gradient side of such structures. Any drainage

systems proposed for such structures should also be capable of allowing groundwater flows to bypass the structure without any unacceptable change in groundwater levels or flow in groundwater-fed streams, ditches or springs.

U14693 NI02 -

Under the terms of the Thames River (Prevention of Floods) Acts 1879 -1962 and the Water Resources Act 1991, the Environment Agency's prior written consent is required for any proposed works or structures likely to affect the structural integrity of the flood defences. Under the terms of the Thames River (Prevention of Floods) Acts 1879-1962, the statutory tidal flood defence level, which is 5.54 metres above OD at this site, must be maintained at all times, with temporary works if necessary. Under the terms of the Thames River (Prevention of Floods) Acts 1879 -1962 and the Water Resources Act 1991, the Environment Agency's prior written consent is required for any proposed works or structures likely to affect the structural integrity of the flood defences.

NI03 - Further information on Sustainable Urban Drainage Systems (SUDS) can be found in Appendix F of Planning Policy Statement - 'Development & Flood Risk', in the CIRIA C522 document entitled 'Sustainable Urban Drainage Systems - design manual for England and Wales' and in the CIRIA document entitled 'Interim Code of Practice for Sustainable Drainage Systems'. This Interim Code of Practice provides advice on design, adoption and maintenance issues and gives a good overview of other technical guidance on SUDS. Please note that whilst the focus within the flood risk assessment must be on flood risk management, any SUDS should also seek to maximise opportunities for water quality and amenity benefits. If the principles of SUDS cannot be incorporated within parts of the site, calculations should be submitted to the Environment Agency for further analysis. The shallow nature of the underlying aquifer would prohibit the discharge of surface water via deep soakaways. The Environment Agency recommends the use of porous paving in car parking areas and filter strips or swales. Large underground structures constructed below the water table may act as an obstruction to groundwater flows. Consequently, a building-up of groundwater levels may occur on the up-gradient side of such structures. Any drainage systems proposed for such structures should also be capable of allowing groundwater flows to bypass the structure without any unacceptable change in groundwater levels or flow in groundwater-fed streams, ditches or springs.

U14695 NI04 -

The Environment Agency advise that any works that fall within 16m of the landward toe of the Tidal Defence require written permission from them under the terms of

the environmental Permitting Regulations. This is required irrespective of any Town and Country Planning Act approvals/permissions. Further information on the permitting process can be found at: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

U14704 NI11 -

The applicant is encouraged to investigate the use of the river for the transport of construction and waste materials by water to/from the site. The Port of London Authority can provide further advice and can be contacted on 01474 562200.

U14699 NI06

Some of the buildings that are to be demolished may contain asbestos material. The attention of the applicant is drawn to the requirements which control health and safety on construction sites including the safe removal of asbestos material. The Health and Safety Executive are the enforcing agency for this and must be contacted before any demolition/construction is undertaken in order to ensure that all necessary measures are undertaken in order to comply with relevant regulations. Contact Rose Court, 2 Southwark Bridge, London SE1 9HS, Tel: 020 7556 2100.

U14700 NI07 -

The attention of the applicant is drawn to the requirements which of guidance contained in Air Quality: Best Practice Guidance - The Control of Dust and Emissions from Construction and Demolition Best Practice available from London Councils 020 7934 9999 and info@londoncouncils.gov.uk and www.london.gov.uk/mayor/environment/air_quality/docs/construction-dust-bpg.pdf

U14701 NI08 -

The agent/applicant is reminded of the legislation protecting bat species. Works to buildings that may provide bat roosts should be done in consultation with wildlife experts and with any necessary permission from Natural England.

U14702 NI09 -

The stag beetle is considered to be globally threatened and listed as a priority species in the UK Biodiversity Action Plan. It is protected through its listing in Schedule 5 of the Wildlife and Countryside Act 1981 (as amended).

U14703 NI10

The applicant/agent is advised that permeable surfacing will be expected in the landscaping details pursuant to the above conditions.

U14696 NI05-

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 of London Borough of Richmond upon Thames (Commercial Environmental Health, 7B Parkshot, Richmond, Surrey, TW92RT, Tel 020 88917994. Where foundations works require piling operations it is important to limit the amount of noise and vibration that may affect local residents. There are a number of different piling methods suitable for differing circumstances. Guidance is contained in British Standard BS 5228 Noise control on construction and open sites - Part 4: Code of Practice for noise and vibration control applicable to piling operations. Where there is a risk of disturbance being caused by piling operations then the council under section 60 Control of Pollution Act 1974 can require Best Practicable Means (BPM) to be carried out. This may entail limiting the type of piling operation that can be carried out. The types of piling operations which are more suitable for sensitive noise/vibration sites are; Hydraulic Piling methods, Auger Piling methods and Diaphragm Walling.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION
08/1760/EXT
