

Mr G Pitt
Barton Willmore
7 Soho Square
London
W1D 3QB

Letter Printed 5 September 2017

FOR DECISION DATED
5 September 2017

Dear Sir/Madam

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

Application: 16/0606/FUL
Your ref:
Our ref: DC/SGS/16/0606/FUL/FUL
Applicant: UK Pacific Hampton Station LLP
Agent: Mr G Pitt

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

Police Station 60 - 68 Station Road Hampton

for

Retention of former police station building with partial demolition of the rear wings of the police station and demolition of the rear garages and the construction of 28 residential units (4 x 1 bedroom, 12 x 2 bedroom, 10 x 3 bedroom and 2 x 4 bedroom) and associated access, servicing, cycle parking and landscaping (The proposal has been amended to include setting back the top floor away from the eastern boundary of the site; roof design on Plots 24 to 28 amended; and amendments to unit mix).

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 16/0606/FUL

APPLICANT NAME

UK Pacific Hampton Station LLP

AGENT NAME

Mr G Pitt
7 Soho Square
London
W1D 3QB

SITE

Police Station 60 - 68 Station Road Hampton

PROPOSAL

Retention of former police station building with partial demolition of the rear wings of the police station and demolition of the rear garages and the construction of 28 residential units (4 x 1 bedroom, 12 x 2 bedroom, 10 x 3 bedroom and 2 x 4 bedroom) and associated access, servicing, cycle parking and landscaping (The proposal has been amended to include setting back the top floor away from the eastern boundary of the site; roof design on Plots 24 to 28 amended; and amendments to unit mix).

SUMMARY OF CONDITIONS AND INFORMATIVES

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U29404	Use of roofs restricted
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DETAILED CONDITIONS AND INFORMATIVES

DETAILED CONDITIONS

U29379 No Sleeping Accommodation

The basement hereby permitted shall not be used as sleeping accommodation.
REASON: The floor space is not suitable for use as a bedroom

U29404 Use of roofs restricted

The roofs of the buildings, except where indicated on the approved drawings for use as a roof terrace or balcony, shall not be used for any purpose other than as a means of escape in emergency or for maintenance of the building.
REASON: To safeguard the amenities of the adjoining premises and the area generally.

U29381 Ecology Reports

The proposal shall be carried out in accordance with the Preliminary Ecological Appraisal and the initial Bat report submitted as part of the application.
REASON: To protect local ecology interests.

U29382 EVCPs

Unless otherwise agreed in writing by the Local Planning Authority, the development shall provide active electrical vehicle charging points (EVCPs) at no less than 20% of total parking provision and passive EVCPs at no less than 80% of total parking provision. Details of the electric vehicle charging points shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with these details prior to occupation of the residential units and retained in situ thereafter.
Reason: To encourage the uptake of electrical vehicles and accord with the requirements of policy 6.13 of the London Plan.

U29383 Sight Lines

Within one month of the commencement of development, details of pedestrian visibility splays at the vehicle car park entrance shall be submitted to and approved in writing by the Local Planning Authority and shall be installed in accordance with the approved details prior to occupation of the building hereby approved and maintained permanently thereafter.
Reason: In the interests of safety of the pedestrian users of the development.

U29384 Gradient of ramps

The gradient of any ramp shall not exceed 1 in 10 and for the first 5m from the edge of the carriageway of the adjoining highway, shall not exceed 1 in 25.
REASON: In the interests of highway safety.

U29385 Retain front pier and light column

The attached brickwork gate pier to the side of the Police Station and the freestanding front cast iron lighting column on a stone plinth in the front garden shall be retained as part of the development.
Reason: In the interests of protecting the setting of the building of townscape merit and appearance and character of the conservation area

U29386 Renewables

Details of renewable technologies to be introduced as part of the development hereby approved shall be submitted to and agreed in writing by the Local

Planning Authority prior to the commencement of development.

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

U29387 Non gated development

Any external gate installed at a pedestrian or vehicular access point to the development from Station Road shall be kept fixed open at all times except between the hours of dusk to dawn

REASON: In furtherance of policy DM TP 3 of the Development Management Plan and in the interests of inclusive development

U29388 Structural Impact Assessment

The development hereby permitted shall not be carried out except in accordance with the measures set out in a basement impact assessment report to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction of the basement, including works of demolition and excavation. Should, during the course of construction and through monitoring, an occurrence be identified regarding structural, foundation or ground movement to neighbouring properties, the applicant shall immediately notify the Local Planning Authority to enable the relevant department within the Council to be notified.

REASON: To safeguard the structural integrity of the building and neighbouring buildings and maintain the character and appearance of the locality.

U29389 Ventilation

No development shall commence on the building hereby approved until a ventilation strategy for that building(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in its entirety before relevant buildings are occupied.

REASON: To mitigate air pollution impacts on the development from Station Road and the basement parking area within the development

U29390 Noise Insulation

Within one month of the commencement of development,, a scheme, including roof and facade specification schedule, to protect the building envelope of the residential units shall be submitted to and approved in writing by the local planning authority. The scheme shall provide sound attenuation against externally generated (transportation) noise sources including road, rail, aircraft and the internal basement car parking area, so as to achieve the internal ambient noise levels detailed in Table 1 below. The measured or calculated noise levels shall be determined in accordance to the latest British Standard 8233:2014 Guidance on sound insulation and noise reduction for buildings. Any works which form part of the scheme shall be completed in accordance with the approved details before the dwellings are occupied and shall thereafter be retained as approved.

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

Situation
23:00 - 07:00 hrs.

Location

07:00 - 23:00 hrs.

Resting

Living Room

35 dB LAeq, 16 Hour

-

Dining	Dining Room	40 dB LAeq, 16 Hour
-		
Sleeping (Daytime resting) 30 dB LAeq, 8 Hour	Bedroom	35 dB LAeq, 16 Hour
Sleeping 45dB LAMax (several times in any one hour)	Bedroom	-

REASON: To ensure that the proposed development provides a satisfactory level of noise protection to internal rooms within buildings for the benefit of future occupants.

U29391 Play Space Details

Prior to the commencement of development, details/samples of the children's play space facilities within the central landscaped courtyard including surface treatment and furniture shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with such details prior to the occupation of the dwellings hereby approved.

REASON: To ensure a suitable play space environment with sufficient facilities for the occupants of the site

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.

BD12 Details - Materials to be approved

The external surfaces of the building(s) (including fenestration) 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.

U29392 Misc Detail

The balconies, screens, balustrading, rainwater goods, fenestration, reveals, soffits, doorways, fascias shall not be constructed otherwise than in accordance with details to be submitted to and approved in writing by the Local Planning Authority, such details to specify the design and external finishes thereof.

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

DS03 Parking - People with disabilities

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

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

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.

DV29F Potentially Contaminated Sites

1. No development shall take place until:

a) a desk study detailing the history of the site, hazardous materials, substances used together with details of a site investigation strategy based on the information revealed in the desk study has been submitted to and approved in writing by the local planning authority

b) an intrusive site investigation has been carried out comprising: sampling of soil, soil vapour, ground gas, surface water and groundwater to the satisfaction of the local planning authority. Such work to be carried out by suitably qualified and accredited geo-environmental consultants in accordance with the current U.K. requirements for sampling and testing.

c) written reports of i) the findings of the above site investigation and ii) a risk assessment for sensitive receptors together with a detailed remediation strategy designed to mitigate the risk posed by the identified contamination to sensitive receptors have been submitted to and approved in writing by the local planning authority

Note: some demolition work, if required, could be allowed beforehand for enabling the above requirement (1b), subject to the agreement of the Local Planning Authority.

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

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

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

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

DV30 Refuse storage

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

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

U29393 No reduction in the number of units

No alterations shall be made to the dwellings 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.

DV42 Details of foundations - piling etc

No material start shall take place on the development hereby approved until written notice of the intention to commence work has been sent to the Development Control department of the Council. Such notice shall be sent to that department not less than 21 days prior to a material start on the development and shall give details of the intended method of constructing the foundations, including method and equipment for piling, if applicable. (See informative IE06 on this notice which gives advice on foundation construction that minimises nuisance to neighbours).

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

U29394 Approved Drawings

The development hereby permitted shall be carried out in accordance with the following approved plans and documents, where applicable. AA5130/2001A, 2002A, 2003A, 2010C, 2020D, 2021B, 2022B, 2023C, 2024B, 2040A; 2041A, 2050B, 2051B, 2052B, 2053C, 2054B, 2055B, 2056B, 2057C, 2058C, 2080C, 2081B, 2082B, 2083B, 2084B, 2090B, 2091B, 2092B, 2093B, 2094B, 2200C, 2201B, 2202C, 2203B, 2204C, 2205C, 2206A, 2207C received on 27th January 2017

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

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.

DV50 Energy Reduction

The dwelling(s) 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).

GD04A Restriction-alt's/Ext-Appear'

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 external alterations or extensions shall be carried out to the building(s) hereby approved.

REASON: To safeguard the appearance of the premises and the area generally.

GD10A Restrict outbuilds-Appear/amenity

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 building, enclosure or swimming pool falling within Part 1, Class E, shall be erected on any part of the land.

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

LT01 Location of trees - Adj' Dev't Sites

No works or development shall take place until a scheme for the protection of the retained trees (section 7 of the current British Standard 5837: 2005 Trees in Relation to Construction - the Tree Protection Plan) has been submitted to and approved in writing by the local planning authority. This scheme shall include the following plans and particulars:

(A) A plan to a recognised 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 ('RPA') (para. 5.2.2 of BS 5837:2005) or general landscape factors must be shown. The positions of all trees to be removed shall be indicated on this plan.

(B) The details of each retained tree as required at paragraph. 4.2.6 of BS 5837:2005 in a separate schedule.

(C) A schedule of tree works for all the retained trees in paragraphs A and B above, specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons. All tree works shall be carried out in accordance with BS 3998:1989, Recommendations for tree work.

(D) Written proof of the credentials of the arboricultural contractor authorised to carry out the scheduled tree works.

(E) The details and positions (shown on the plan at paragraph A above) of the Ground Protection Zones (section 9.3 of the BS 5837:2005).

(F) The details and positions (shown on the plan at paragraph A above) of the Tree Protection Barriers (section 9.2 of the BS 5837:2005), identified separately where required for different phases of construction work (e.g. demolition, construction, hard landscaping). The Tree Protection Barriers must be erected prior to each construction phase commencing and remain in place, and undamaged for the duration of that phase. No works shall take place on the next phase until the Tree Protection Barriers are repositioned for that phase.

(G) The details and positions (shown on the plan at paragraph (a) above) of the Construction Exclusion Zones (section 9 of BS 5837:2005).

(H) The details and positions (shown on the plan at paragraph (a) above) of the underground service runs (section 11.7 of BS 5837:2005).

(I) The details of any changes in levels or the position of any proposed excavations within 5 metres of the RPA (para. 5.2.2 of BS 5837:2005) of any retained tree, including those on neighbouring or nearby ground.

(J) The details of any special engineering required to prevent damage to structures by retained trees (section 11 of BS 5837:2005), (e.g. in connection with foundations, bridging, water features, surfacing)

(K) The details of the working methods to be employed with the demolition of buildings, structures and surfacing within or adjacent to the RPA's of retained trees.

(L) The details of the working methods to be employed for the installation of drives and paths within the RPA's of retained trees in accordance with the principles of 'No-Dig' construction.

(M) The details of the working methods to be employed with regard to the access for and use of heavy, large, difficult to manoeuvre plant (including cranes and their loads, dredging machinery, concrete pumps, piling rigs, etc) on site.

(N) The details of the working methods to be employed with regard to site logistics and storage, including an allowance for slopes, water courses and enclosures, with particular regard to ground compaction and phytotoxicity.

(O) The details of the method to be employed for the stationing, use and removal of site cabins within any RPA (para. 9.2.3 of BS 5837:2005).

(P) The details of tree protection measures for the hard/soft landscaping phase (sections 13 and 14 of BS 5837:2005).

(Q) The timing of the various phases of the works or development in the context of the tree protection measures.

The development shall thereafter proceed in all respects accordance with the approved scheme.

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 have been submitted to and approved in writing by the local planning authority. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artifacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing utility services above and below ground (e.g. drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant; a program or timetable of the proposed works

(B) Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); detailing the quantity, density, size, species, position and the proposed time or programme of planting of all shrubs, hedges, grasses etc, together with an indication of how they integrate with the proposal in the long term with regard to their mature size and anticipated routine maintenance. All tree, shrub and hedge planting included within

that specification shall be carried out in accordance with BS 3936:1986 (parts 1, 1992, Nursery Stock, Specification for trees and shrubs, and 4, 1984, Specification for forest trees); BS 4043: 1989, Transplanting root-balled trees; and BS 4428:1989, Code of practice for general landscape operations (excluding hard surfaces).

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

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

PK06A 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.

U29395 Building Regulation M4(2)

Plots 9 to 14 and 18 to 28 (inclusive) in the development hereby approved shall not be constructed other than in accordance with Building Regulation M4(2).

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

U29396 Building Regulation M4(3) (wheelchair) '

Plots 15, 16 and 17 hereby approved shall not be constructed other than in accordance with Building Regulation M4(3) (wheelchair) 'adaptable'.

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

U29397 CMS for Noise/Vibration

No development shall take place until a Construction Method Statement (CMS) for the ground works, demolition and construction phases of the development site to which the application refers, has been submitted to and approved in writing by the Local Planning Authority. Details shall include control measures for noise and vibration, including working hours, best practice and (noise and vibration levels). Approved details shall be implemented throughout the construction/demolition period.

The CMS shall follow the Best Practice detailed within BS5288: 2009 Code of Practice for noise and Vibration Control on construction and open sites. The CMS should include an acoustic report undertaken by a suitably qualified and experienced

consultant and include all the information below;

The CMS shall include the following:

1. Baseline Noise Assessment - undertaken for a least 24-72hours under representative conditions.
2. Noise Predictions and Significance Effects - Predictions should be included for each phase of the demolition, and construction, vehicle movements and an assessment (including proposed significance threshold limits) of the significance effect must be included (Annex E BS5288 2009 Part 1).
3. Piling- Where piling forms part of the construction process, a low vibration method must be utilised wherever possible and apply the good practice guidelines detailed in (Annex B BS5288 2009 Part 2).
4. Vibration Monitoring - All Piling activities undertaken near sensitive receptors

must

include continuous vibration monitoring and must include audible and visual alarms.

5. Proposed Noise & Vibration Mitigation Measures - see BS5288 part 1 &2

6. Proposed Noise Monitoring - Permanent/ Periodic noise and vibration monitoring

must be undertaken for the duration of the demolition and construction phases which

may result in a significant impact. The location, number of monitoring stations and the

measurement data must be agreed with the Local Planning Authority prior to the start

of construction.

7. Communication with residents, including organisational control, communication methods and auditing.

REASON: To protect neighbouring amenity

U29398 BREEAM conversion

The converted flats hereby approved shall achieve BREEAM Rating 'Excellent' in accordance with the terms of the application & the requirements of the BREEAM Guide (or such national measure of sustainability for design that replaces that scheme).

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

U29399 Boundary Treatment

No development shall take place until details of the position(s), design, materials and type of boundary treatment(s) to be erected on the site have been submitted to and approved in writing by the Local Planning Authority. The boundary treatment(s) shall be erected in accordance with the approved details before the dwelling is first occupied.

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

U29400 Parking Spaces

Before first occupation of the units hereby approved each of the parking spaces intended for residents shall be allocated to the new dwellings on the basis of no less than one space per unit. Each space shall thereafter be used only in association with the individual dwelling it is allocated to, and for no other purpose, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure the development does not prejudice the free flow of traffic and highway and pedestrian safety and to ensure that residential parking is available for each unit within the site to meet avoid generation of on-street parking.

U29401 Ecological Enhancement

Details including number, type, specification, height and location of bird and invertebrate nesting boxes to be submitted to and approved in writing by the Local Planning Authority and thereafter to be implemented as approved prior to the first occupation of the building.

REASON: To ensure the implementation of ecological enhancement measures in the interests of ecology and proper planning

U29402 Porous hard surfacing

That all new external hard surfacing shall be porous and constructed and laid out in accordance with details to be submitted to and agreed in writing by the Local

Planning Authority within 6 months of the commencement of development.
Reason: In the interest of sustainable construction and to avoid excessive surface water runoff.

U29403 Green Roof

Prior to the occupation of the buildings hereby approved green roofs shall be installed on all of the roofs of the house types C1, C2, C3, C4, C5, C6, C6A and C7, except where indicated on the approved drawings for use as a roof terrace or balcony, in accordance with details and a specification to be submitted to and approved in writing by the Local Planning Authority. The green roofs shall thereafter be retained in accordance with a maintenance schedule to be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure the biodiversity benefits and ecological benefits of the development are delivered and maintained and to comply with Policy DM DS 5.

U29405 Windows obscure glazed

The following windows of the buildings 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 unless otherwise approved in writing by the local planning authority:

First floor east facing windows in the converted police station (Block A)
First and second floor east facing windows and second floor north facing window in the new apartment building (Block B)
First floor east facing window in the five houses directly backing on to Queens Bench Cottages(House Type C7)
Second floor east facing window in house types C6 and C6A

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

U29406 External Lights

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 local ecology interests.

U29380 Sustainable Drainage

None of the dwellings hereby permitted shall be occupied until surface water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system and the results of the assessment provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:

- i) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii) include a timetable for its implementation; and
- iii) provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

REASON: To ensure satisfactory and sustainable drainage within the site.

DETAILED INFORMATIVES

U13497 Advice on play space design

The applicant is advised that any future submission pursuant to condition U21326 in relation to the central landscaped courtyard design shall incorporate a safe and playful environment for pre-school children of no less than 80-sqm.

IE06 Details of piling-EHO consultation

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. Where developments include foundations works require piling operations it is important to limit the amount of noise and vibration that may effect 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 from 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 development in terms of noise and vibration impact are;

- * Hydraulic Piling
- * Auger Piling
- * Diaphragm Walling

IL13 Section 106 agreement

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

U17241 Construction traffic routing

The applicant is advised that the use of Percy Road for access to the site will not be agreed as it is narrow with parking on both sides and a bus route.

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.

IL29 Construction Management Statement

The applicants are advised that when drafting the Construction Management Statement, as secured via condition, each 'point' of the condition should form a sub-heading in the Statement. Where a point is not applicable please state this, with justification.

U17240 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 service
- o Providing written policies and guidance, all of which is available to view on the Council's website
- o Where appropriate, negotiating amendments to secure a positive decision
- o Determining applications in a timely manner.

In this instance:

- o The application was recommended for approval and referred to the first available Planning Committee, where the agents / applicants had an opportunity to present the case.

IM13 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).

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION
16/0606/FUL
