

Kevin Goodwin
CgMs Ltd
140 London Wall
London
EC2Y 5DN

Letter Printed 8 September 2017

FOR DECISION DATED
8 September 2017

Dear Sir/Madam

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

Application: 16/4890/FUL
Your ref: Sandycombe F03
Our ref: DC/VAA/16/4890/FUL/FUL
Applicant: Mr Leek
Agent: Kevin Goodwin

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

1 - 9 Sandycombe Road Richmond

for

Redevelopment of site to provide for a mixed use development of 535m2 of commercial space (B1 (a), (b) and (c) and B8 use) and 20 residential units, together with car parking and landscaping

NOW THEREFORE WE THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF RICHMOND UPON THAMES acting by the Council of the said Borough, the Local Planning Authority HEREBY GIVE YOU NOTICE pursuant to the said Act and the Orders made thereunder that permission to develop the said land in accordance with the said application is hereby **GRANTED** subject to the conditions and informatives summarised and listed on the attached schedule.

Yours faithfully



Robert Angus
Head of Development Management

SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 16/4890/FUL

APPLICANT NAME

Mr Leek
C/O Agent
United Kingdom

AGENT NAME

Kevin Goodwin
140 London Wall
London
EC2Y 5DN

SITE

1 - 9 Sandycombe Road Richmond

PROPOSAL

Redevelopment of site to provide for a mixed use development of 535m2 of commercial space (B1 (a), (b) and (c) and B8 use) and 20 residential units, together with car parking and landscaping

SUMMARY OF CONDITIONS AND INFORMATIVES

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DETAILED CONDITIONS AND INFORMATIVES

DETAILED CONDITIONS

U29640 AT01 Development begun within 3 years

The development hereby permitted shall be begun before the expiration of three years from 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.

U29641 DV48 Approved Plans

The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan P03 001; P03 050; P03 100; P03 101; P03 102; P03 103; P03 104, P03 105; P03 201; P03 202; P03 203 Building Sections P03 204;

Page 24 and 31 of the Design and Access Statement P03 by Goldcrest Architects dated November 2016.

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

U29642 DV02 Boundary Fencing

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

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

U29643 DV18A Refuse arrangements

The building hereby approved shall not be occupied until arrangements for the storage and disposal of refuse/waste as shown on plan 5409-P03-100 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.

U29644 DV19A Parking Private Vehicles

The car parking spaces as shown on plan P03-100 shall not be used for any purpose other than for the garaging or parking of private motor vehicles used by residential or commercial occupiers or visitors to the development.

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

U29645 DV28 External Illumination

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

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

U29646 DV29F Potentially Contaminated sites

(1) No development shall take place until:

a) 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.

b) 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.

(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 7 (1)(a and b) 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.

U29647 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.

U29648 DV46A BREEAM for NON-Housing

(a) The buildings hereby approved shall achieve a minimum BREEAM Rating of 'Excellent' (or such national measure of sustainability for design that replaces that scheme).

(b) No development shall commence until a Design Stage Certificate for each building (prepared by a Building Research Establishment qualified Assessor) has been submitted to and approved in writing by the Local Planning Authority to demonstrate compliance with part (a).

(c) Within 3 months of occupation of any of the buildings, evidence shall be submitted in the form of a Post Construction Certificate (prepared by a Building Research Establishment qualified Assessor) to demonstrate full compliance with part (a) for that specific building.

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

U29649 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:

- a) The size, number, routing and manoeuvring tracking of construction vehicles to and from the site, and holding areas for these on / off site;
- b) Site layout plan showing manoeuvring tracks for vehicles accessing the site to allow these to turn and exit in forward gear;
- c) 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);
- d) Details and location where plant and materials will be loaded and unloaded;
- e) 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;
- f) Details of any necessary suspension of pavement, roadspace, bus stops and/or parking bays;
- g) Details where security hoardings (including decorative displays and facilities for public viewing) will be installed, and the maintenance of such;
- h) Details of any wheel washing facilities;
- i) Details of a scheme for recycling/disposing of waste resulting from demolition and construction works (including excavation, location and emptying of skips);
- j) Details of measures that will be applied to control the emission of noise, vibration and dust; and working hours. This should follow Best Practice detailed within BS5288:2009 Code of Practice for Noise and Vibration Control on Construction and Open Sites;
- k) Details of the phasing programming and timing of works;
- l) A construction programme including a 24 hour emergency contact number.

REASON: In the interests of highway and pedestrian safety together with the amenity of the area.

U29650 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: In the interests of highway and pedestrian safety together with the amenity of the area.

U29651 NS01 Submitted Arboricultural details

The development hereby approved shall not be implemented other than in accordance with the principles and methodology as described within the approved Arboricultural details (Arboricultural Report: Assessment of trees in relation to development for planning purpose - 1-9 Sandycombe Road, prepared by Tim Moya Associates, dated October 2016).

REASON: To ensure that the trees are not damaged or otherwise adversely affected by demolition, building operations, excavations and soil compaction.

U29652 NS02 Hard and Soft Landscaping

A) Prior to first occupation of the commercial and residential units hereby approved, a tree planting scheme shall be submitted to and approved in writing by the Local Planning Authority. 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 artefacts and structures (e.g. furniture, 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); a programme or timetable of the proposed works.

B) Where within the Root Protection Area of retained trees hard landscape design, small structure installation and service installation should be formulated in accordance with section 7.4, 7.5 and 7.7 of British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations.

C) Soft landscape works shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment); the specification is to include details of the quantity, size, species, location, planting methodology, proposed time of planting and anticipated routine maintenance of all planting. Any proposed tree planting should be undertaken in accordance with section 5.6 of British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations.

D) All tree planting included within the approved specification shall be carried out in accordance with that specification and in accordance with: 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. There will also be a requirement which must acknowledge and accept the party responsible for the maintenance and replacement of any tree planted under the scheme that is removed, uprooted, destroyed or dies (or becomes in the opinion of the local planning authority seriously damaged or defective) within the period of 5 years from the date planting completed.

E) 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.

F) Prior to first occupation of the commercial and residential units hereby approved a schedule of landscape maintenance for a minimum period of 5 years from the date of completion of the landscaping scheme has been submitted to and approved in writing by the Local Planning Authority.

G) The schedule shall include details of the arrangements for its implementation and shall be implemented as approved from the date of completion of the landscaping scheme as part of the development

U29653 NS04 Ecological enhancements

As part of the development hereby approved, all the recommendations as identified in section 4 of the Ecological Appraisal prepared by RPS Planning & Development (December 2015) shall be carried out in full, and details of ecological enhancements (e.g. nest bricks, bat boxes/bricks, insect walls) shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full prior to the occupation of the first dwelling/commercial unit hereby approved and maintained thereafter.

REASON: To ensure that there is no detrimental harm to biodiversity and to enhance nature conservation interests in the area.

U29654 NS05 Green Roof

Details of the sedum/green roof hereby approved shall be submitted to and approved in writing by the local planning authority and implemented prior to occupation of the first unit unless otherwise agreed in writing by the Local Planning Authority. These shall include details of the design, external finishes and maintenance regime. Development 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 to preserve and enhance nature conservation and sustainability interests.

U29655 NS06 Construction details materials

The external surfaces of the buildings (including fenestration, masonry and brickwork, bonding pattern, window and door recesses 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

U29656 NS07 Trees and Vegetation

No trees or vegetation on site shall be cleared from September through to the end of January unless a report by a professional Ecologist demonstrates that there are no nesting birds present on the site. The report shall be submitted to and approved by the Local Planning Authority prior to removing trees/vegetation during these months.

REASON: In the interests of ecological and nature conservation.

U29657 NS08 Parking Layout

The car parking layout (15 no. car parking bays including 2 no. disabled bays and 1 no. servicing bay including turning area) as shown on drawing no. P03-100 shall be implemented in full prior to first occupation of any of the residential/commercial properties hereby approved. Twenty per cent of the car parking bays shall be suitable for electric vehicles.

REASON: To ensure the development does not have an adverse impact on local traffic and parking conditions, and to accord with policy 6.13 of the London Plan.

U29658 NS09 Pit-type Stackers

Prior to first occupation of the commercial and residential units hereby approved of the development hereby approved, technical specifications of the pit-type stackers as shown on plan P03-100 shall be submitted to and approved in writing by the Local Planning Authority. In accordance with approved details the pit-type stackers shall be installed and maintained thereafter.

REASON: To ensure the development does not have an adverse impact on local traffic and parking conditions.

U29659 NS10 Acoustic specification

The development hereby approved shall be undertaken in accordance with the indicative building facade, glazing, ventilation and amenity area acoustic fencing specification detailed in the acoustic report submitted by Moirhands reference 3224/26/2016 dated 14/10/2016. Full details of the acoustic specification of the above building elements shall be submitted to and approved by the Local Planning Authority prior to construction of the development.

REASON: To protect to the living conditions of future occupants of the development.

U29660 NS11 Mechanical Services Noise Control

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

b) The cumulative measured or calculated rating level of noise emitted from the mechanical services plant including heating, ventilation and air conditioning (HVAC) to which the application refers, shall be 5dB(A) below the existing background noise level, at all times that the mechanical system etc operates. The measured or calculated noise levels shall be determined at the boundary of the nearest ground floor noise sensitive premises or 1 metre from the facade of the nearest first floor (or higher) noise sensitive premises, and in accordance to the latest British Standard 4142; An alternative position for assessment /measurement may be used to allow ease of access, this must be shown on a map and noise propagation calculations detailed to show how the design criteria is achieved.

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

REASON: To protect to the living conditions of future occupants and ensure that the development does not adversely impact the amenities enjoyed by neighbouring occupants.

DETAILED INFORMATIVES

U18282 Composite Informative

Reason for granting:

The proposal has been considered in the light of the Development Plan, comments from statutory consultees and third parties (where relevant) and compliance with Supplementary Planning Guidance as appropriate. It has been concluded that there is not a demonstrable harm to interests of acknowledged importance caused by the development that justifies withholding planning permission.

Principal Policies:

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

National Planning Practice Guidance ('NPPG')

National Planning Policy Framework 2012 ('NPPF')

The London Plan 2015

Policy 3.5 Quality and design of housing developments

Policy 5.2 Minimising Carbon Dioxide emissions

Policy 6.13 Parking

Policy 7.7 Location and design of tall and large buildings

Core Strategy 2009:

CP1 Sustainable Development

CP2 Reducing Carbon Emissions

CP3 Climate Change - Adapting to the Effects

CP4 Biodiversity

CP5 Sustainable Travel

CP7 Maintaining and Improving the Local Environment

CP14 Housing

CP15 Affordable Housing

CP19 Local Business

Development Management Plan 2011 ('DMP'):

DM SD 1 Sustainable Construction
DM SD 2 Renewable Energy and Decentralised Energy Networks
DM SD 4 Adapting to Higher Temperatures and Need for Cooling
DM SD 5 Living Roofs
DM SD 6 Flood Risk
DM SD 7 Sustainable Drainage
DM OS 5 Biodiversity and new development
DM TC 2 Local and Neighbourhood Centres and Areas of Mixed Use
DM HO 4 Housing Mix and Standards
DM HO 6 Delivering Affordable Housing
DM EM 2 Retention of Employment
DM TP 1 Matching Development to Transport Capacity
DM TP 2 Transport and New Development
DM TP 3 Enhancing Transport Links
DM TP 6 Walking and the Pedestrian Environment
DM TP 7 Cycling
DM TP 8 Off Street Parking
DM TP 9 Forecourt Parking
DM DC 1 Design Quality
DM DC 2 Layout and Design of Mixed Use Schemes
DM DC 3 Taller Buildings
DM DC 4 Trees and Landscape
DM DC 5 Neighbourliness, Sunlighting and Daylighting
DM DC 6 Balconies and Upper Floor Terraces

Local Plan - Publication version for consultation (4th January - 15th February 2017).

LP1 - Local Character and Design Quality
LP2 - Building Heights
LP8 - Amenity and Living Conditions
LP10 - Local Environmental Impacts, Pollution and Land Contamination
LP15 - Biodiversity
LP16 - Trees, Woodlands and Landscape
LP20 - Climate change Adaptation
LP22 - Sustainable design and construction
LP24 - Waste Management
LP34 - New Housing
LP35 - Housing Mix and Standards
LP36 - Affordable housing
LP40 - Employment and Local Economy
LP45 - Parking standards and servicing

Supplementary Planning Documents (SPD) / Guidance (SPG)

Residential Development Standards SPD
Design Quality SPD
Front Garden and Other Off-Street Parking Standards SPD
Buildings of Townscape Merit SPD
Small and Medium Housing SPD
Residential Development Standards SPD
Affordable Housing SPD
Sustainable Construction Checklist SPD
Planning Obligations SPD
Kew Village Planning Guidance SPD
Contaminated Land SPG

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.

U18283 Vehicular Crossover

The permission hereby granted shall not be construed as authority to carry out works on the publicly maintained highway. The applicant is advised that all such works must be carried out by the Council's own appointed contractor following approval from Highways Management Group, London Borough of Richmond upon Thames, 44 York Street, Twickenham TW1 3BZ or highwaysandtransport@richmond.gov.uk.

Further details and application forms can be obtained from the Civic Centre by telephoning 020 8891 1411 or online http://www.richmond.gov.uk/dropped_kerbs .

Application forms must be accompanied by a copy of the planning consent to which the application relates and the relevant part of the approved drawing. The cost of these highway works will be charged to the applicant.

U18284 Travel Plan

The applicant is asked to contact Traffic and Transport, London Borough of Richmond upon Thames, 44 York Street, Twickenham TW1 3BZ (Telephone 020 889 1411), regarding the preparation of a "Travel Plan" to show the proposed means of travel by employees and prospective visitors to the site including control of the on-site car parking spaces.

U17020 Bricks

In seeking approval of details reserved by condition "NS06 - Construction details/materials", the applicant is advised that members of the Planning Committee expressed a view that a lighter coloured brick than that indicated on the approved drawings, in keeping with London Stock Brick and the character of the local area, would be preferable.

U18287 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.

U18289 NPPF APPROVAL - Para. 186 and 187

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, Richmond upon Thames Borough Council takes a positive and proactive approach to the delivery of sustainable development, by:

- o Providing a formal pre-application 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.

U18290 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.

U18285 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).

U18408 Section 106 agreement

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

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION
16/4890/FUL
