

Mr Wai-Kit Cheung
Turnberry Planning Limited
41-43 Maddox Street
London
W1S 2PD

Letter Printed 14 September 2017

FOR DECISION DATED
14 September 2017

Dear Sir/Madam

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

Application: 17/0956/FUL
Your ref: Barnes
Our ref: DC/VAA/17/0956/FUL/FUL
Applicant:
Agent: Mr Wai-Kit Cheung

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 **10 March 2017** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

Rear Of 74 Church Road Barnes London

for

Proposed demolition of existing buildings and erection of residential-led mixed-use development and associated works.

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 17/0956/FUL

APPLICANT NAME

C/O Agent

AGENT NAME

Mr Wai-Kit Cheung
41-43 Maddox Street
London
W1S 2PD

SITE

Rear Of 74 Church Road Barnes London

PROPOSAL

Proposed demolition of existing buildings and erection of residential-led mixed-use development and associated works.

SUMMARY OF CONDITIONS AND INFORMATIVES

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DETAILED CONDITIONS AND INFORMATIVES

DETAILED CONDITIONS

U30281 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.

U30282 DV19A Parking-Private Vehicles-Commerc

The car parking spaces as shown on plan 1051-APP-05 Rev C shall not be used for any purpose other than for the parking of private motor vehicles used by residential or commercial occupiers or visitors to the development. Four of the residential units shall be allocated 1 of the parking spaces each as shown on drawing 1051-APP-05 C, and these spaces shall thereafter be used by that residential unit only.

REASON: To accord with the terms of the application and to mitigate the transport and highways impact of the development.

U30283 NSTD Use of Roof

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 parts of the roof of the building(s) hereby approved other than those identified as a terrace on plan 1051-APP-06 rev B shall be used as a balcony or terrace nor shall any access be formed thereto.

REASON: To safeguard the amenities of the occupiers of adjoining property.

U30284 NSTD Use

The business units shall be used only for/as B1 (Business); and for no other purpose; as specified in the schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision revoking or re-enacting that order.

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

U30285 NSTD Building Regulations

The two ground-floor residential units 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.

U30286 DV28 Details of lighting/External Illu

Details of a lighting scheme for the Church Road approach and any external illumination of the building shall be submitted to and approved in writing by the Local Planning Authority including details giving the method, positioning, type and intensity of any such external illumination. The approved details shall be implemented in full prior to the occupation of the dwellings/buildings hereby approved and maintained thereafter.

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

U30287 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.

U30288 DV46A BREEAM for NON-Housing

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

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

U30289 NSTD Details of Photovoltaic (PV) pane

Details of the photo-voltaic solar panels shall be submitted to and approved in writing by the local planning authority. These shall include details of the design and location of the panels, including roof plans and manufacturers' specifications for the panels.

Development shall be carried out in accordance with the approved details.

REASON: To ensure that the development is built in accordance with approved sustainability documents and to ensure the proposed development does not prejudice the appearance of the locality.

U30290 NSTD Water Consumption

The dwellings 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).

U30291 NSTD - Energy Reduction

The 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).

U30292 NSTD Sustainable Drainage

The development hereby permitted shall not commence until such time as a scheme to dispose of surface water has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and retained as approved.

REASON: In the interest of sustainable construction, to avoid excessive surface water runoff and to ensure that the surface water drainage system does not pollute the ground water below the site.

U30293 NSTD Privacy screening to terrace

Details of a minimum 1.7metre high privacy screen to the private triangular terraced area serving the front elevation of proposed flat 6 as demonstrated on plan 1051-APP-06 Rev B shall be submitted to and approved in writing by the Local Planning Authority. The privacy screen shall be erected in accordance with the approved details prior to the first occupation of Flat 6 and permanently maintained as such thereafter.

REASON: To protect the privacy of neighbours and prevent overlooking.

U30294 DV15A Window obscure glazed

The proposed first-floor dining/living room window to serve Flat 6 in the first-floor flank elevation of the buildings hereby approved shall at no time be openable or glazed, otherwise than in obscured glass, below a minimum height of 1.7 metres above the relevant floor level.

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

U30295 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 Impact Assessment: The Courtyard, 74 Church Road, Barnes by Southern Ecological Solutions).

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

U30296 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.

U30297 PK06A Cycle Parking

Notwithstanding the approved plans, no part of the development shall be occupied until details of the proposed 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.

U30298 NS02 Hard and Soft Landscaping

A) No development shall take place until full details of soft landscaping works have been submitted to and approved in writing by the local planning authority such details to 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, position, planting methodology, proposed time of planting and anticipated routine maintenance of all soft landscaping. 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.

B) All tree/plant/shrub planting included within the approved specification shall be carried out in accordance with that specification and in accordance with BS 3936 (parts 1, , Nursery Stock, Specification for trees and shrubs, and 4, , Specification for forest trees); BS 4043 Transplanting root-balled trees; and BS 4428, Code of practice for general landscape operations (excluding hard surfaces).

C) All soft landscaping 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.

U30299 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

U30300 NS08 Parking Layout/Provision of bollards

The car parking layout (5 no. car parking bays including 1 no. disabled bays and 1 no. servicing bay including turning area) and provision of steel bollards as shown on drawing no. 1051-APP-05 C, and installation of 5mph signs, shall be implemented in full prior to first occupation of any of the residential/commercial properties hereby approved. One 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.

U30301 NSTD - Flood Risk assessment

The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) August 2016 /115932/R1.0/ Fairhurst and the following mitigation measures detailed within the FRA:
1. Finished floor levels are set no lower than 4.9m above Ordnance Datum (AOD).

2. The mitigation measures, including flood excavation plan shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

REASON: To reduce the risk of flooding to the proposed development and future occupants.

U30302 NSTD - Archaeology

No demolition or development shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works.

B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

REASON: Heritage assets of archaeological interest survive on the site. The planning authority wishes to secure the provision of appropriate archaeological investigation, including the publication of results, in accordance with Section 12 of the NPPF

U30303 NSTD - Permitted Sound Insulation and Ve

The proposed sound insulation and ventilation scheme hereby permitted shall be installed in strict accordance with the details provided in section 7 of the acoustic report submitted by Mach Testing dated 07/07/2017. The scheme shall thereafter be retained as approved.

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.

U30304 NSTD - Permitted Commercial Unit Mechani

The commercial units mechanical services plant hereby permitted shall be installed in strict accordance with the details provided in section 8 of the acoustic report submitted by Mach Testing dated 07/07/2017. The scheme shall thereafter be retained as approved.

A commissioning acoustic test and report shall be undertaken within 2 weeks of mechanical services commissioning, in order to demonstrate that the noise limiting criteria detailed in the above report has been achieved. The results of the test shall be submitted to and approved in writing by the LPA.

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.

U30305 NSTD - Noise Impact on Structurally Adjo

Before the first use of the development a scheme for the sound insulation of the party wall/floor/ceiling to any structurally adjoining residential properties shall be submitted to and approved in writing by the local planning authority. The scheme will reduce the

transmission of noise from the use of the development to structurally adjoining residential properties.

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

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

U30306 DV18A Refuse arrangements

The building hereby approved shall not be occupied until arrangements for the storage and disposal of refuse/waste for the domestic and commercial waste have been supplied 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.

U30280 DV48 Approved Plans

The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location

Site Location Plan (Drawing Ref. 1051-APP-01 Rev C), Block Plan (Drawing Ref. 1051-APP-04 Rev B), Existing Site Plan (Drawing Ref. 1051-APP-03), Existing Elevations and Roof Plan (Drawing Ref. 1051-APP-11), Proposed Ground Floor Plan (Drawing Ref. 1051-APP-05 Rev J), Proposed First Floor Plan (Drawing Ref. 1051-APP-06 Rev B), Proposed Roof Plan (Drawing Ref. 1051-APP-07 Rev B), Proposed Elevations - North and East (Drawing Ref. 1051-APP-08 Rev A), Proposed Sections 1 of 2 (Drawing Ref. 1051-APP-09), Proposed Sections 2 of 2 (Drawing Ref. 1051-APP-10)

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

DETAILED INFORMATIVES

U18650 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

Core Strategy 2009:

CP1 Sustainable Development

CP2 Reducing Carbon Emissions

CP3 Climate Change - Adapting to the Effects

CP4 Biodiversity

CP5 Sustainable Travel

CP6 Waste
CP7 Maintaining and Improving the Local Environment
CP8 Town and Local centres
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 HD 1 Conservation Areas
DM HD 3 Buildings of Townscape Merit
DM HO 2 Infill development
DM HO3 Backland development
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 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 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
LP3 - Designated Heritage Assets
LP7 - Archaeology
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

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.

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.

U18652 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.

U18658 Section 106 agreement

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

U18654 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.

U18655 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.

U18657 Advertisements

The applicant is advised of the need to obtain separate consent under the Town & Country Planning (Control of Advertisements) Regulations 1992 for any advertisements requiring express consent which it is to display on these premises.

U18653 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
17/0956/FUL
