

Mrs Helle Dorrington
Berkeley Homes (West London) Ltd
Chelsea Bridge Wharf
380 Queenstown Road
London
SW11 8PE

Letter Printed 20 September 2017

FOR DECISION DATED
20 September 2017

Dear Madam

The Town and Country Planning Act 1990, (as amended)
Decision Notice
THIS APPLICATION IS SUBJECT TO A LEGAL AGREEMENT

Application: 17/2779/VRC
Your ref: HMP Latchmere House - Removal...
Our ref: DC/SAR/17/2779/VRC/VRC
Applicant: Mrs Helle Dorrington
Agent:

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 **20 July 2017** and illustrated by plans for the permission of the Local Planning Authority to vary condition(s) of the Planning Permission for land situated at:

HMP Latchmere House Church Road Ham Richmond

for

Removal of condition U05665 - NS09 (Formally condition 9 - Lifetime Homes Standards) of Planning Permission 16/0523/VRC.

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 17/2779/VRC

APPLICANT NAME

Mrs Helle Dorrington
Chelsea Bridge Wharf
380 Queenstown Road
London
SW11 8PE

AGENT NAME

SITE

HMP Latchmere House Church Road Ham Richmond

PROPOSAL

Removal of condition U05665 - NS09 (Formally condition 9 - Lifetime Homes Standards) of Planning Permission 16/0523/VRC.

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

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U30506	NS 20 Accessible, adaptable and wheelcha
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INFORMATIVES

U18598	NS01 - Permeable material
U18601	NPPF APPROVAL - Para. 186 and 187
U18600	Composite Informative
U18599	Section 106 Legal Agreement

DETAILED CONDITIONS AND INFORMATIVES

DETAILED CONDITIONS

U30489 NS 01 Formally condition 1

The development hereby permitted shall begin no later than 3 July 2018.
REASON: To accord with the terms of the host application - 14/0451/FUL.

U30490 NS 02 Formally condition 2

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

- o House Type F1 BKH04-P-208 01
- o House Type E2 BKH04-P-207 02
- o House Type E1 BKH04-P-206 02
- o House Type D1 BKH04-P-205 02
- o House Type B4 BKH04-P-201 01 (Referenced as BKH04-P-203 01 in drawing schedule)
- o House Type B3 BKH04-P-201 01 (Referenced as BKH04-P-202 01 in drawing schedule)
- o Roof Plan Sheet 1 BKH04-P-117 01
- o Second floor sheet 1 BKH04-P-115 01
- o First floor sheet 1 BKH04-P-113 01
- o Ground floor sheet 1 BKH04-P-111 01
- o Elevations BKH04-P-104 02
- o Site sections - sheet 2 BKH04-P-103 02
- o Site sections - sheet 1 BKH04-P-102 02
- o Site Plan BKH04-P-101 03
- o Letter from Berkeley dated 11 February 2016
- o Letter from Indigo dated 12 November 2015
- o Bin Store BKH04-P-237 01
- o Refuse Strategy Plan BKH04-P-301 02

- o Indigo document - Amendments to dwellings and landscape 'Minor Material Amendment' February 2016.
- o Masterplan - Richmond 07.3a
- o Deed of Modification under Section 106A of the Town and Country Planning Act 1990 dated 18 April 2016
- o Letter from Helle Dorrington (Berkeley Homes) dated and received 20 July 2017.

And those which have not been superseded by the above, as outlined in:

- o Drawing Transmittal Sheet BKH04, Issue No 003, dated 10 January 2014; supplemented by the Schedule of Amended drawings dated 31 December 2014 submitted with the appeal (CDs 8.1 and 8.3); and Section 106 Legal Agreement dated 13 May 2015. (Associated to application 14/0451/FUL)

REASON: To ensure a satisfactory form of development.

U30491 NS 03 Formally condition 3

The development hereby approved shall not be implemented other than in accordance with the following drawings and details that were approved in application 14/0451/DD01 (Condition 3 (ancillary site buildings/parking of vehicles)) - Construction Management Plan Rev: D received on 23 December 2015; Latchmere - Logistic Plan BHWL/LATCH/LOGISTICS contained within the CMS; and emails from Mathew Mainwaring dated 23 December 2015 and 20 January 2016.
REASON: To protect the amenities of the site and residents.

U30492 NS 04 Formally condition 4

No development, except for works of demolition, shall take place until details of the following have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

- a) The materials to be used in the construction of the external surfaces of all buildings hereby approved, including their colour and texture.
- b) Boundary treatments, including walls, fences and gates.
- c) The treatment and layout of all parts of the site not covered by the approved buildings, including hard and soft landscaping. All hard surfaces shall be made of porous materials.
- d) Refuse storage facilities.
- e) Street furniture and lighting.
- f) Sewer and drainage runs.
- g) Any external plant and equipment.
- h) Details and siting of solar panels.

REASON: To ensure a high quality development, and protect the amenities of residents.

U30493 NS 05 Formally condition 5

The development hereby approved shall not be implemented other than in accordance with the following drawings and details that were approved in application 16/0523/DD02 approved 16.08.2016:

- o Drawing - Planning conditions H36, H64, H65, H67 Cycle Storage - 4721 3 004 (for the avoidance of doubt, only the details showing a cycle space within the garages are approved, rather than the design of the buildings).
- o Drawing - Planning Conditions site plan indicating refuse / recycling and cycle storage London Borough of Richmond upon Thames - 4721 3 001 (For avoidance of doubt, only the cycle storage notes have been approved as part of this drawing).
- o Drawing - Planning conditions - Latchmere House Communal Cycle Storage - 4721 4 005 A
- o Secure by Design (2 bike)
- o Email from Elisabeth glover dated 22nd and 28th July 2016

The facilities shall be implemented in accordance with the approved details prior to the occupation of the dwellings and shall be retained as such thereafter.

REASON: To ensure the development meets the Council's cycle standards

U30494 NS 06 Formally condition 6

The development hereby approved shall not be implemented other than in accordance with the details and drawings that were approved as part of application ref:

14/0451/DD01 (investigation / protection of bats) - Bat Mitigation Report 854891 (August 2015, UPDATED October 2015), prepared by RSK and Email from Matthew Mainwaring dated 20 January 2016. The measures set out within the approved Statement shall be implemented prior to the commencement of development and shall be maintained to the satisfaction of the local planning authority until its completion.

REASON: To protect the ecological value of the site.

U30495 NS 07 Formally condition 7

The development hereby approved shall not be implemented other than in accordance with the details and drawings that were approved as part of application ref:

14/0451/DD01 (protection of trees) - Tree retention & removal plan demolition tf913a1/TRR/300; Tree protection & AMS - Demolition tf913s1/TPP/301 Rev: B; Facilitative Tree Works Demolition tf913s1/TW1/500 (part superseded); Tree Protection & AMS - Construction tf913s1/TPP 302; and Email from Matthew Mainwaring dated 20 January 2016; and in accordance with BS 5837 (2012) and current good Arboricultural Practice. The measures set out within the approved documents shall be implemented prior to the commencement of development and shall be maintained to the satisfaction of the local planning authority until its completion.

REASON: To protect the tree value of the site.

U30496 NS 08 Formally condition 8

The development hereby approved shall not be implemented other than in accordance with the following drawings and details that were approved in application 16/0523/DD01 approved 02.12.2016:

1. Richmond Chase LEAP - Facilities Management Strategy dated December 2016
2. Email from Alan Richardson dated 22 August 2016
3. Latchmere House - Play Equipment (Turkington Martin) - Details
4. Latchmere House - Play Equipment (Turkington Martin) - Plan
5. Play Area GA TM246L09A
6. Emails from Elisabeth Glover dated 22 July 2016 and 2 December 2016

REASON: To ensure a satisfactory form of development.

U30497 NS 10 Formally condition 10

a) The development hereby approved shall meet the target for water use of 105 litres or less per person per day, excluding an allowance of 5 litres or less per person per day for external use in accordance with the drawings and details approved in application 16/0523/DD03 on 16.08.2016.

b) The new build units of the development hereby approved shall achieve a 35% reduction in CO2 emissions over that required by the Building Regulations, 2013, in accordance with the drawings and details approved in application 16/0523/DD03 on 16.08.2016.

REASON: To ensure a sustainable form of development, and one that meets adopted standards.

U30498 NS 11 Formally condition 11

The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment and Drainage Assessment (Ref 132034-R1(3), by RSK, December 2013), incorporating the mitigation measures detailed therein, to limit surface water run-off generated by the 1 in 100 climate change critical storm event so that it shall not exceed the run-off from the site as existing and not increase the risk of off-site flooding. The mitigation measures shall be implemented before the development is occupied, or in accordance with any phasing with the prior written agreement of the local planning authority.

REASON: To minimise floodrisk.

U30499 NS 12 Formally condition 12

No residential unit shall be occupied until a Remediation Validation Report has been submitted to and approved in writing by the Local Planning Authority certifying that all remediation works have been carried out in accordance with the Remediation Method Statement (dated 26 July 2016 Issue 3) and the other drawings and details approved under application reference 16/0523/DD05 on 27.09.2016 hereby approved.

REASON: To ensure a satisfactory form of development, and to protect the amenities of future residents.

U30500 NS 13 Formally condition 13

(A) The development hereby approved shall not be implemented other than in accordance with the following drawings and details that were approved in application reference 16/0523/DD06 on 18.07.2017 as follows:

- o Planting GA: Avenue TM246L08 B
- o Planting GA: Entrance TM246L07 A.
- o Landscape Report (May 2016)
- o Ten Year Maintenance & Management Plan Rev B - December 2016

in the first planting and seeding seasons following the first occupation of the buildings or the completion of the development, whichever is the sooner.

(C) The approved landscaping areas shall be permanently retained for that purpose and any trees, shrubs or plants which, within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be

replaced in the next planting season with others of similar size and species, unless the local planning authority gives written approval to any variation.

REASON: To ensure a satisfactory form of development

U30501 NS 14 Formally condition 14

The development hereby approved shall not be implemented other than in accordance with the following drawings and details that were approved in application reference 16/0523/DD07 on 18.7.2017 as follows:

U04158 - NS14 - Formally condition 14 (Landscape Management Plan)

- o Planting GA: Avenue TM246L08 B
- o Planting GA: Entrance TM246L07 A.
- o Landscape Report (May 2016)
- o Ten Year Maintenance & Management Plan Rev B - December 2016

REASON: To ensure a satisfactory form of development

U30502 NS 15 Formally condition 15

The car parking areas shown on the approved plans shall be provided with a hard bound, dust-free surface, and be adequately drained before the dwellings to which they relate are occupied. Thereafter, they shall be kept free from obstruction for use for their intended purpose and shall not be used other than for the parking of vehicles by residents of the development and their visitors.

REASON: To ensure the development does not prejudice the free flow of traffic and highway and pedestrian safety.

U30503 NS 16 Formally condition 16

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order), no extensions (including porches or dormer windows) to the dwellings hereby permitted shall be erected within its curtilage.

REASON: To prevent overdevelopment, and to preserve the amenities of residents.

U30504 NS 17 Formally condition 17

The roof areas of the buildings hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the local planning authority; and they shall not be accessed other than for maintenance purposes.

REASON: To prevent overdevelopment, and to preserve the amenities of residents.

U30505 NS 18 Formally condition 18

The rating level of the noise of the CHP Plant, determined by the cumulative sound emissions of the Energy Centre, shall be at least 5dBA lower than the existing background noise level at all times of operation. The noise level shall be determined 1m externally from any window at the nearest residential façade. All measurements and assessments shall be carried out in accordance with British Standard 4142:1997.

REASON: To preserve the amenities of nearby occupiers.

U30506 NS 20 Accessible, adaptable and wheelcha

Units H.01 - H.25 and H.58 - H.63 shall comply with the Building Regulation M4 (2) 'accessible and adaptable dwellings' requirements and units H.56, H.57, H.64 and H.65 shall comply with the Building Regulation M4 (3) 'wheelchair user dwellings' requirements in accordance with the following drawings and details submitted to and approved by the Local Planning Authority under application 16/0523/DD08 on 24.8.2017:

- o House Type E3 (Plot 56-57) Wheelchair Compliant GF Plan; drawing no. 4721 4 681 Rev No. C5; prepared by Brookes Architects; received 25 April 2017

- o House Type E3 (Plot 56-57) Wheelchair Compliant FF Plan; drawing no. 4721 4 682 Rev No. C3; prepared by Brookes Architects; received 25 April 2017
- o House Type E3 (Plot 56 - 57) Wheelchair Compliant SF Plan; drawing no. 4721 4 683 Rev No. C3; prepared by Brookes Architects; received 25 April 2017
- o House Type F1 Substructure and GF GA Plans (wheelchair); drawing no. 4721 4 308 Rev no. C1; prepared by Brookes Architects; received 25 April 2017
- o House Type F1 FF and SF Plans (wheelchair); drawing no. 4721 4 309 Rev No. C1; prepared by Brookes Architects; received 25 April 2017
- o Agent's covering letter; dated 25 April 2017; received 25 April 2017
- o Latchmere House Site Plan - Wheelchair Condition; received 4 July 2017
- o 4721_Latchmere House - Wheelchair Condition Part M4(2); received 4 July 2017
- o 4721_Latchmere House - Wheelchair Condition Part M4(3); received 4 July 2017.

REASON: In the interest of inclusive access in accordance with London Plan policy 3.8, Core Strategy policy CP 14 and Publication Local Plan policy LP 35 to ensure homes meet diverse and changing needs.

U30507 Window obscure glazed-No openable

The proposed bathroom and WC window(s) in the building(s) hereby approved shall at no time be openable or glazed, otherwise than in obscured glass, below a minimum height of 1.75 metres (5'7") above the relevant floor level.

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

U30508 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.

DETAILED INFORMATIVES

U18598 NS01 - Permeable material

The applicants are advised, when considering the block paving materials, this should be permeable material, to increase surface water drainage.

U18601 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 acceptable as submitted, and approved without delay.

U18600 Composite Informative

Reason for granting:

The proposal has been considered in the light of the Development Plan, comments from statutory consultees and third parties (where relevant) and compliance with

Supplementary Planning Guidance as appropriate. It has been concluded that there is not a demonstrable harm to interests of acknowledged importance caused by the development that justifies withholding planning permission.

Principal Policies:

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

London Plan Policies: 3.3, 3.8

Core Strategy Policies: CP 14

Development Management Plan Policies: DM HO 1, DM HO 4

Supplementary Planning Guidance: Residential Development Standards

Publication Local Plan: LP 35

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.

U18599 Section 106 Legal Agreement

This planning permission should be read in conjunction with the Deed of Modification under Section 106 of the Town and Country Planning Act, dated 18th April 2016, under application 16/0523/VRC and the original Section 106 Legal Agreement dated 13 May 2015, associated with application 14/0451/FUL.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION
17/2779/VRC
