

Mr Kevin Goodwin  
CgMs Ltd  
140 London Wall  
London  
EC2Y 5DN

Letter Printed 5 October 2017

**FOR DECISION DATED**  
5 October 2017

Dear Sir/Madam

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

**Application:** 17/1286/VRC  
**Your ref:** Teddington Studios S.73 - 201...  
**Our ref:** DC/SGS/17/1286/VRC/VRC  
**Applicant:** Pinenorth Properties Limited  
**Agent:** Mr 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 **31 March 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:

**Teddington Studios Broom Road Teddington**

for

**Variation of approved drawing nos attached to 14/0914/FUL to allow for the development of Block B as two blocks and an increase in the overall number of units from 220 to 238 and minor changes to the riverside walkway.**  
**To allow changes to the internal layout and the riverside walkway as shown on the submitted drawings**

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 17/1286/VRC

## APPLICANT NAME

Pinenorth Properties Limited  
C/O Agent

## AGENT NAME

Mr Kevin Goodwin  
140 London Wall  
London  
EC2Y 5DN

## SITE

Teddington Studios Broom Road Teddington

## PROPOSAL

Variation of approved drawing nos attached to 14/0914/FUL to allow for the development of Block B as two blocks and an increase in the overall number of units from 220 to 238 and minor changes to the riverside walkway.

To allow changes to the internal layout and the riverside walkway as shown on the submitted drawings

## SUMMARY OF CONDITIONS AND INFORMATIVES

---

### CONDITIONS

---

DV47	Lifetimes Homes
U30168	Code for Sustainable Homes
GD10A	Restrict outbuilds-Appear/amenity
DV51	Water Consumption
PK03A	Load/ unload/turn facilities
PK06A	Cycle parking
ST03A	Highway sight lines - Pedestrian
U30169	Approved Drawings
U30170	Contamination
U30171	Details of foundations
U30172	Archaeology
U30173	River protection
U30174	Arboricultural Method Statement
U30175	Demolition
U30176	Construction Method Statement
U30177	Piling
U30178	Accordance with Plan - Height
U30179	External Surface
U30180	Hardsurfacing and sustainable drainage
U30181	Boundary Treatment
U30182	New Junction
U30183	Gradients
U30184	Travel Plan
U30185	Delivery and Service Plan
U30186	External Lighting
U30187	Ecology mitigation, enhancement
U30188	Green Roof
U30189	Tree Planting Scheme
U30190	Hard and Soft Landscaping
U30191	Landscape Management Plan
U30192	Wheelchair Housing
U30193	Sustainable Technology
U30194	CHP
U30195	CHP Emission Levels
U30196	Flood Emergency Plan
U30197	Secure by Design
U30198	Tidal Wall
U30199	Finished floor levels
U30200	Realignment of existing defence

U30201	Flow paths on to site
U30202	Flood Compensation
U30203	Floor Voids Opening
U30204	Floor Voids under proposed Buildings
U30205	Loss of Flood Storage
U30206	Surface Water Drainage
U30207	Noise Mitigation
U30208	Car Club
U30209	Electrical Charging Point
U30210	Mechanical Services Attenuation
BD12	Details - Materials to be approved
AT01	Development begun within 3 years
U30167	Front Garden Parking
DS03	Parking - People with disabilities
DV10	No structure-roof/face of building
DV17A	Dustbin enclosure required
DV27A	Recycling - Details required
DV30	Refuse storage
GD03A	Restriction-Alterations-Protect

---

## **INFORMATIVES**

U19183	Section 106 agreement
U16696	NPPF Approval
IM13	Street numbering
IH03C	Vehicular Crossover
IL24	CIL liable
IH02A	Refuse storage and collection
U16682	Surface Water
U16683	Ground Water
U16684	Protection to Property
U16685	Highway Condition Survey
U16686	Water Comments
U16687	Piling
U16688	Tidal Flood Defences
U16689	Walls and Fences
U16690	Burning
U16691	CMS
U16692	Archaeology
U16693	EA Informative
U16694	Surface Water Drainage
U16695	Sustainable Design
U16681	Informatives

# DETAILED CONDITIONS AND INFORMATIVES

---

## DETAILED CONDITIONS

---

### **DV47 Lifetimes Homes**

The dwellings hereby approved shall not be constructed/adapted other than to Lifetime Homes standards as shown on the approved plans and/or as described in the Design & Access Statement & shall thereafter be maintained to those standards.

Reason: To ensure adaptable homes to meet diverse and changing needs.

### **U30168 Code for Sustainable Homes**

The dwelling(s) hereby approved shall achieve a Code Level 4; in accordance with the terms of the application & requirements of the Code for Sustainable Homes: Technical Guide (or such national measure of sustainability for house design that replaces that scheme).

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

### **GD10A Restrict outbuilds-Appeal/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.

### **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).

### **PK03ALoad/ unload/turn facilities**

No building/dwelling/part of the development shall be occupied until facilities clear of the highway have been provided as part of the development hereby approved for the loading/unloading/turning of vehicles in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority; such drawings to show means of access, size, siting and surface treatment, and the areas so provided shall at no time be used for any other purpose.

REASON: To ensure that the proposed development does not prejudice the free flow of traffic, the conditions of general safety along the neighbouring highway or the amenities of the area.

### **PK06ACycle 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.

### **ST03A Highway sight lines - Pedestrian**

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 wall, fence, hedge or other obstruction to visibility within any part of the areas defined hereunder which is under the control of applicant shall at any time exceed a height of 0.6m above ground level, as agreed by the Local Planning Authority: one area on each side of the proposed access, defined by:

- i. The highway boundary.
- ii. The edge of the proposed vehicular access.
- iii. A line joining a point 2.4m from the intersection of the highway boundary, with a point 2.1m from that intersection measured along the edge of the proposed access.

REASON: To provide a suitable standard of visibility to and from the highway so that the use of the access does not prejudice the safety of pedestrians in the vicinity of the access.

### **U30169          Approved Drawings**

The development hereby permitted shall be carried out in accordance with the following approved plans and documents, where applicable.

A-10-098 P12, A-10-099 P12, A-10-300 P03, A-10-301-P04, A-10-302-P03, A-10-303-P03, A-10-304 P03, A-10-305-P03, A-10-306 P03, A-10-307 P03, A-10-308 P03, A-10-310 P03, A-10-311 P03, A-10-400 P03, A-10-401 P03, 2607-LA-06 P1, 2607-PP-08 P1, 2607-PP-09 P1, WIE SA 05 0006 A01, WIE SA 05 0009 A01, WIE SA 05 0010 A01. received on 5th April 2017

A-10-100 P06, A-10-101 P06, A-10-102 P06, A-10-103 P06, A-10-104 P06, A-10-105 P06, A-10-106 P06, A-10-107 P06 received on 13th June 2017

A-10-003 P04 received on 3rd July 2017

Daylighting and Sunlighting report, Flood Risk Assessment, Landscape Management Plan, Environmental Noise Survey, First and Second Supplementary Environment Statement, Wind Microclimate Assessment received on 5th April 2017  
Access Study Received on 13th June 2017.

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

### **U30170          Contamination**

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

a) The remediation works approved as part of the remediation strategy (ref.14/0914/DD07) 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.

### **U30171          Details of foundations**

The method of constructing the foundations shall be undertaken as approved under planning ref. 14/0914/DD06.

Reason: To protect neighbour amenity.

**U30172 Archaeology**

The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation (received on 8 October 2015) approved under ref. 14/0914/DD02 and the provisions made for analysis, publication, dissemination of the results, and have been delivered for archive deposition.

REASON: To safeguard archaeological interest.

**U30173 River protection**

No equipment, machinery or materials are to be stored on the 16m flood defence zone as set out on previously approved drawing A-10-005 P01 until the southern bank to the River Thames has been protected by a suitable means of enclosure in accordance with details approved under ref. 14/0914/DD06. No construction equipment, construction cabins or materials shall be stored within 8m of the bank of the River Thames

REASON: To protect the integrity of the river bank and provide a suitable ecological buffer between the compound and the river.

**U30174 Arboricultural Method Statement**

The development shall be undertaken in accordance with the previously approved AMS, that being the Tree Protection and management Report by ACS Consulting received on 8 October 2015 and updated AMS received on 24 November 2015 as approved under ref. 14/0914/DD02.

REASON: To ensure that the tree(s) are not damaged or otherwise adversely affected by building operations and soil compaction.

**U30175 Demolition**

Any further demolition of the existing buildings shall be carried out in accordance with the Demolition Management Strategy dated 13/02/2015 and approved under ref; 14/0914/DD01.

REASON: To protect the amenities of local residents, road users and the nature conservation interests.

**U30176 Construction Method Statement**

The construction method plan (revision 4) received on 4 June 2015 and approved under ref; 14/0914/DD01 shall be adhered to throughout the construction period.

REASON: To protect the amenities of local residents, road users and the nature conservation interests.

**U30177 Piling**

With the exception of demolition no impact piling shall take place unless a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

REASON: The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure.

**U30178 Accordance with Plan - Height**

The development hereby approved shall be constructed in strict accordance with the submitted plans, with particular reference to the height and siting of the buildings relative to all on and offset features as shown on the approved drawings.

REASON: To ensure a satisfactory development as indicated on the submitted drawings.

**U30179 External Surface**

The external surfaces of the riverside pathway hereby approved shall not be constructed other than in materials approved under ref. 14/0914/DD05 and as set out on drawing 2607-LA-06 P1.

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

**U30180 Hardsurfacing and sustainable drainage**

All new hardsurfacing shall be porous, and constructed and laid out in accordance with details approved under ref. 14/0914/DD06 and approved drawing 2607-LA-06 P1 unless otherwise agreed in writing by the local planning authority.

REASON: In the interest of sustainable construction and to avoid excessive surface water run-off.

**U30181 Boundary Treatment**

Prior to the occupation of the dwellings/buildings details of all boundary treatments shall be 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 shall be submitted. The boundary treatment shall be completed before the buildings are first occupied. Development shall be carried out in accordance with the approved details.

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

**U30182 New Junction**

Details of the junctions of the new access points and the existing highway shall be submitted to and approved in writing by the Local Planning Authority; such drawings to show kerb alignment, levels, surface treatment, sightlines, width of bellmouth, and pram crossing. The works of construction of the junction shall be carried out in accordance with the details as approved and no part of the development shall be occupied until the works have been constructed in accordance with approved details.

REASON: To ensure that the proposed development does not prejudice highway safety and to safeguard the appearance of the locality.

**U30183 Gradients**

Details of the vehicle ramps and gradients to the underground parking shall be submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the details as approved and no part of the development shall be occupied until the works have been constructed in accordance with approved details.

REASON: To ensure that the proposed development does not prejudice highway safety and to safeguard the appearance of the locality.

**U30184 Travel Plan**

Travel surveys of residents of the development and their visitors shall be undertaken in accordance with a survey methodology to be submitted to and agreed by the Local Planning Authority prior to it being carried out. Within 12 months of occupation a new travel plan based on the results of the survey shall be submitted with clear objectives, targets, actions and timeframes to manage the transport needs of staff and customers / visitors to the development to minimise car usage and to achieve a shift to alternative transport modes.

Following approval by the local planning authority the applicant shall then implement these actions to secure the objectives and targets within the approved plan. The travel



plan (including surveys) shall be annually revised and a written review of the travel plan submitted and approved by the Council by the anniversary of its first approval and yearly thereafter. At the third anniversary, the travel plan (including surveys) shall be re-written and resubmitted for further approval by the Council. This review and re-write cycle shall take place three years after substantial completion of the development and any approved revision shall be implemented within three months of the date of approval

REASON: In order to comply with the objectives of national and local planning policies which promote sustainable development with particular regard to transport.

#### **U30185            Delivery and Service Plan**

Prior to the occupation / use of the residential development hereby approved, a delivery and servicing strategy for the site shall be submitted to and agreed in writing by TFL and the local planning authority. The scheme approved by TFL and the local planning authority shall be implemented at all times in accordance with the approved details unless otherwise agreed in writing by the local planning authority

REASON: To ensure a safe and convenient form of development with limited impact on local roads and to safeguard the amenities of nearby occupiers and the area

#### **U30186            External Lighting**

Prior to occupation of the development, details of the lighting of footpaths, play areas, parking area and internal roads, including method, intensity, spectrum range and modelling of light spillage shall be submitted to and agreed in writing by the local planning authority and thereafter constructed in accordance with these details

REASON: To safeguard the ecology of the site and neighbour amenity and ensure a safe and convenient form of development.

#### **U30187            Ecology mitigation, enhancement**

As part of the development hereby approved the recommended mitigation strategies in the Ecological Impact Assessment (Catherine Bickmore Associates Ltd, February 2014) shall be carried out in full, and details ecological enhancements 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 dwellings/buildings 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

#### **U30188            Green Roof**

Prior to occupation of the relevant buildings, details in relation to the green roof shall be submitted to and approved in writing by the local planning authority, such details to include layout, construction method and maintenance regime. The approved details shall be implemented in full and maintained hereafter

REASON: In the interests of promoting sustainable forms of development and to increase the biodiversity of the environment.

#### **U30189            Tree Planting Scheme**

All tree planting shall be carried out in accordance with the approved landscape management plan by Allen Pyke Associations (ref. 14/0914/DD04) received on 26 October 2015, drawings 2607-DT-07 Rev. P1 and 2459-LA-05 rev.P1 received on 26 October 2015 and 2607-PP-05 P2 and 2607-PP-06 P2 received on 21 December 2015 and 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 and BS 8547:2014, Code of practice for general landscape operations (excluding hard surfaces). If within a period of 5 years from the date any tree is planted, that tree, or any tree planted in replacement for it, is removed, uprooted, destroyed or dies (or becomes in the

opinion of the local planning authority seriously damaged or defective), another tree of the same species and size originally planted shall be planted at the same place in the next planting season/within one year of the original tree's demise unless the local planning authority gives its written consent to any variations. All tree planting shall be carried out in accordance with the details so approved and in any event prior to occupation of any part of the development

REASON: To safeguard the appearance of the locality.

#### **U30190 Hard and Soft Landscaping**

All hard and soft landscape works shall be carried out in accordance with the approved details set out under ref. 14/1914/DD05 and drawings 2607-LA-06 P1, 2607-PP-08 P1 and 2607-PP-09 P1 and 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.

#### **U30191 Landscape Management Plan**

The landscape management produced by Allen Pyke Associates received on 26 October 2015, drawing no. 2607-DT-07 Rev. P1 and 2459-LA-05 rev.P1 received on 26 October 2015 and 2607-PP-05 P2 and 2607-PP-06 P2 received on 21 December 2015 and approved under ref; 14/0914/DD02 shall be implemented as approved from the date of completion of the landscaping scheme.

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

#### **U30192 Wheelchair Housing**

At least 24 of the units hereby approved and the associated parking shall be specifically designed for, or be capable of easy adaption to, the Council's Standards for 'Wheelchair Housing' as set out in the Development Management Plan 2011.

REASON: To ensure that the proposed housing contributes to the needs of the people.

#### **U30193 Sustainable Technology**

The combined heat and power system and photovoltaic panels shall be constructed in accordance with details to be submitted to and approved in writing by the local planning authority. The details shall include the design, technical specification and external finishes thereof

REASON: In the interests of promoting sustainable forms of development

#### **U30194 CHP**

Prior to the commencement of the installation of the CHP the details to be submitted to and approved in writing by the local planning authority shall demonstrate that the combined heat and power system, and the associated buffer vessels / thermal store have been sized sufficiently to meet at least 87% of the development's heating demands. The combined heat and power system shall at no times operate for less than 24 hours a day except for periods of maintenance

REASON: In the interest of promoting sustainable forms of development.

#### **U30195 CHP Emission Levels**

The siting and design of the extract flues to the CHP and emissions shall accord with the details and recommendations in the approved CHP Emissions Report and updated information by Hoare LEA and drawing no.s D0200 P3, D0107 P4 and 1111 P1 received 24 November 2015 and approved under ref; 14/0914/DD02.

REASONS: to safeguard the health and amenity of occupiers of proposed and existing residential properties in the locality and the appearance of the development.

#### **U30196 Flood Emergency Plan**

A Flood Emergency Plan including management responsibilities, training and maintenance schedules of the proposed flood resilience measures, and details of storage, management responsibility, training of operators and maintenance of the amphibious vehicles shall be submitted to and approved in writing by the local planning authority prior to the occupation of the development for its permitted use. The Flood Emergency Plan shall be implemented as approved.  
REASON: to safeguard the occupiers of proposed and existing residential properties.

**U30197            Secure by Design**

Prior to the occupation of the development hereby approved, details of the security measures to form part of this development shall be submitted to and approved in writing by the local planning authority. These measures are to accord with the principles of Secure by Design and will in particular incorporate internal lighting and surveillance measures within the basement car park, cycle stores and other public areas.  
REASON: To ensure a safe and convenient form of development.

**U30198            Tidal Wall**

The scheme and details approved to ensure access to/improvement/protection and maintenance of existing flood defences under ref. 14/0914/DD03 shall be fully implemented and subsequently maintained, 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 ensure the structural integrity of existing flood defences thereby reducing the risk of flooding.

**U30199            Finished floor levels**

To protect the development from flooding finished floor levels of the ground floor of Blocks A, B, C, D and E7 shall be set no lower than 7.3m AOD as detailed in the submitted flood risk assessments (FRA) (main report ref KO358/1 Rev 4 dated Sept 2014 produced by HydroLogic Services and Teddington Riverside FRA for Section 73 Application for Split B (Report K0358A/5)) and associated plans. The development should be carried out in accordance with this FRA.

Reason: To protect the proposed four principal blocks of the development from flooding

**U30200            Realignment of existing defence**

The scheme and details approved to ensure the structural integrity of the existing and realigned tidal defence whilst ensuring protection is maintained throughout the construction period shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, under ref. 14/0914/DD03 or within any other period as may subsequently be agreed, in writing, by the local planning authority.

REASON: To ensure the realigned wall can continue to act as a tidal defence and that the new sections of wall are in place before the existing wall is removed.

**U30201            Flow paths on to site**

The scheme and details approved to ensure the proposed culverts do not cause a restriction to the flow routes onto and within the site compared to the existing situation and/or supported by modelling shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, under ref. 14/0914/DD03 or within any other period as may subsequently be agreed in writing by the local planning authority

REASON: To ensure flood risk is not increased on site or in the surrounding area.

**U30202            Flood Compensation**

The development permitted by this planning permission shall be carried out in accordance with the approved flood risk assessment (FRA) (main report ref KO358/5 dated June 2016 produced by HydroLogic Services) and the compensatory flood storage measures detailed within the FRA. The mitigation measures 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 prevent flooding on site and elsewhere by ensuring that compensatory storage of flood water is provided.

#### **U30203 Floor Voids Opening**

The development hereby permitted shall be carried out and subsequently maintained in accordance with the scheme approved under ref. 14/0914/DD03 detailing the 1 in 5 floodable void design up to the design event for all external walls of the areas proposed as floodable (under buildings A, B2 and C).

REASON: To prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided and reduce impedance to flood flows.

#### **U30204 Floor Voids under proposed Buildings**

The development hereby permitted shall be carried out and subsequently maintained in accordance with the scheme approved under ref. 14/0914/DD03 to ensure the areas proposed as floodable (under buildings A, B and C) does not become blocked over time by debris or domestic effects.

REASON: To prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided and reduce impedance to flood flows.

#### **U30205 Loss of Flood Storage**

The development hereby permitted shall be carried out and subsequently maintained in accordance with the scheme and details approved under ref. 14/0914/DD03 to ensure that no loss of flood storage results from the phasing of construction and demolition throughout the construction period of the development.

REASON: To ensure no increase in flood risk on site or in the surrounding area during the construction period.

#### **U30206 Surface Water Drainage**

The development hereby permitted shall be carried out and subsequently maintained in accordance with the Drainage Strategy and other such details of the drainage of surface water approved under ref. 14/0914/DD06

REASON: To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity.

#### **U30207 Noise Mitigation**

The façade specification in the form of building construction, glazing and ventilation shall be implemented in accordance with the details approved under ref. 14/0914/DD07.

REASON: To protect the amenities of future occupants.

#### **U30208 Car Club**

Prior to the occupation of the development hereby approved, the provision of a designated parking space for a car club 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, method of delineation and signing of such a space, and this space shall at no time be used for any other purpose.

REASON: To protect the amenities of local residents, road users and the nature conservation interests

#### **U30209 Electrical Charging Point**

Prior to occupation of the buildings/dwellings hereby approved, details of the Electrical Charging Points and bays for electrically propelled vehicles shall be submitted to and approved in writing by the local planning authority and the Electrical Charging Points shall be constructed in accordance with the approved details. A minimum of 20% of bays shall have active provision, with 20% passive provision.

REASON: To protect the amenities of local residents, road users and the nature conservation interests.

#### **U30210 Mechanical Services Attenuation**

Prior to the occupation of the development and within 2 weeks of mechanical services commissioning, a commissioning acoustic test and report shall be undertaken and the results submitted to and approved in writing by the Local Planning Authority to demonstrate that the acoustic design criteria detailed below has been achieved. The design of the partition is to be installed as per the details approved. Measurements shall be undertaken with the plant and machinery operating under representative conditions and measured at a representative position within the receiving rooms or when measured elsewhere and calculated to the said location. The height of the measuring microphone should be between 1.2 and 1.5 m from the floor and no more than 1 m from any sound reflecting surface.

REASON: to protect the amenities of future occupants.

#### **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.

#### **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.

#### **U30167 Front Garden Parking**

The front garden parking spaces to Block D indicated on drawing A-10-100-3 P02 of planning application 15/3973/VRC shall not be constructed until the following details/samples have been submitted to and approved in writing by the Local Planning Authority:

1. Hard and soft landscaping proposals including details of the means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artifacts and structures and where relevant; a program or timetable of the proposed works. Soft landscape works shall include planting plans; written specifications detailing the quantity, density, size, species, position and the proposed time or programme of planting of all shrubs, hedges, grasses etc. 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).

2. A scheme for the sustainable disposal of surface water.

3. The above works shall be carried in accordance with the approved details.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality and to prevent surface water flooding.

**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.

**DV10 No structure-roof/face of building**

No building, structure, plant or other apparatus shall be erected, placed or fixed to any part of the roof or the external faces of the building.

REASON: To safeguard the appearance of the premises and the locality in general.

**DV17ADustbin enclosure required**

None of the buildings hereby approved shall be occupied until a dustbin enclosure has 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 siting and design thereof.

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

**DV27ARecycling - Details required**

Recycling facilities shall be provided as part of the development hereby approved in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show position, size, design, materials, finishes and signage thereof.

REASON: To accord with this Council's policy to encourage the recycling of appropriate waste products.

**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.

**GD03A Restriction-Alterations-Protect**

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 amenities of the occupiers of adjoining property.

---

**DETAILED INFORMATIVES**

---

**U19183 Section 106 agreement**

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

**U16696 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](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](mailto:peter.cridland@richmond.gov.uk)).

### **IH03C 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](mailto: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](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.

### **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.

### **IH02A Refuse storage and collection**

The applicant is advised to contact Recycling and Waste, London Borough of Richmond upon Thames, Central Depot, Langhorn Drive, Twickenham TW2 7SG with regard to arrangements for the collection and storage of refuse. The provision of an enclosure may require the submission of a further application.

### **U16682 Surface Water**

Legal changes under The Thames Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required You can contact Thames Water on 0845 850 2777 or for more information please visit our website at [www.thameswater.co.uk](http://www.thameswater.co.uk) With regard to

surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separated and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason: to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

#### **U16683          Ground Water**

Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Groundwater permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 0208 507 4890 or by emailing [wwqriskmanagement@thameswater.co.uk](mailto:wwqriskmanagement@thameswater.co.uk) Application forms should be completed online via [www.thameswater.co.uk/wastewaterquality](http://www.thameswater.co.uk/wastewaterquality). Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991

#### **U16684          Protection to Property**

Thames Water requests that the Applicant should incorporate within their proposal protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions. Thames Water would recommend that petrol / oil interceptors be fitted in all car parking / washing / repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharge entering local watercourses.

#### **U16685          Highway Condition Survey**

A highway condition survey is required before works are carried out on the site. The applicants are advised to contact the Highways Inspector for their area within the Highway Management Group with regard to this survey which will include but may not be limited to photographs of the public highway surrounding the site.

#### **U16686          Water Comments**

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres / minute at the point where it leaves Thames Water pipes. The developer should take account of this minimum pressure in the design of the proposed development.

#### **U16687          Piling**

The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the details of the piling method statement.

#### **U16688          Tidal Flood Defences**

In addition to planning permission, under the terms of the Water Resources Act 1991, and the Thames Region Land Drainage Byelaws 1981, the prior written consent from the Environment Agency is required for the proposed works or structures in, under, over or within 16metres of the landward side of the tidal flood defences.

#### **U16689          Walls and Fences**



Walls and fences can have a significant impact on flood water flow and to some extent flood water storage, especially if they are constructed across a flood flow route. This can lead to higher flood water levels on the upstream side potentially increasing the flood risk to nearby areas. Therefore walls and fences should be permeable to flood water. The least disruptive is a post and rail fence but this does not provide privacy. If privacy is required, hit and miss fencing (vertical slats fixed alternatively on each side of horizontal posts) or hedging are preferred. If a solid wall is proposed there must be openings to the design flood water level to allow uninterrupted flood flow. The opening should be at least 1m wide by the depth of flooding, and there should be one opening in every 5m run of wall on all sides.

#### **U16690 Burning**

If Burning is to take place on site then the following precautions should be taken:

- All timber and other flammable materials are to be removed from the building and timber buildings are to be demolished before burning is commenced to prevent persons being trapped within burning buildings and premature collapse of buildings due to heat damage or to the burning away of the supporting structure
- The controlled burning of all materials is to take place at one point. The surrounding area should be clear of all flammables to prevent fire spread to adjoining properties. The Fire Brigade is to be consulted prior to starting the site should any doubts arise
- The contractor is to ensure the burning of flammable materials is under the direct control of a designated person who shall be provided with suitable emergency firefighting equipment and instructions on how to call the Brigade, including the location of the nearest exchange telephone.
- Should the fire get out of control the Fire Brigade is to be called immediately using '999' system procedure
- No fire is to be left unattended under any circumstances. All fires are to be extinguished completely before the site is vacated at the end of the day or on completion of the contract. It should be noted that the demolition of masonry on top of a fire is not acceptable as a means of extinguishing the fire - Where demolition is to include the 'hot cutting' of oil storage tanks or associated plant, further advice on 'process safety' issues should be sought from the Health and Safety Executive (HSE). Where hot cutting has already commenced and advice on process safety has not already been sought from HSE then operations should cease until such time as relevant advice is obtained. Any queries regarding this letter should be addressed to the person named below.

#### **U16691 CMS**

The construction method statement should mirror best practice in the GLA Best Practice (2006) to reduce the impact of a medium to high risk site and guidance published by Institute of Air Quality Management (IAQM) on mitigation measures to control and monitoring dust and air emissions during demolition and construction. The contractors should also sign up to a Considerate Contractors Agreement and committee to establish procedures to ensure effective communication is maintained with the local community and that provisions allowing for affected parties to register initial complaints for resolution with the applicant and main contractor.

#### **U16692 Archaeology**

The applicants are advised that the written scheme of investigation for an archaeological investigation received by the Council on 8 October 2015 and approved by notice 14/0914/DD02 dated 23rd December 2015 satisfies condition U30172 - Archaeology - attached to this notice.

#### **U16693 EA Informative**

Flood defence consents transferred into the Environmental Permitting Regulations (EPR) on 6 April 2016. You may need an environmental permit for flood risk activities if you want to do work:

- o In, under, over or near a main river (including where the river is in a culvert)

- o On or near a flood defence on a main river
- o In the flood plain of a main river
- o On or near a sea defence

You are breaking the law if you carry out these activities without a permit if you should have one.

For further details of environmental permits for flood risk activities please see <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>

## **U16694      Surface Water Drainage**

Infiltration rates should be worked out in accordance with BRE 365. Once the tests have been carried out we would be supportive, as outlined in the FRA, of the drainage design being amended at detailed design to maximise the use of soakaways.

Section 4.3.3c of the FRA indicates runoff from the affordable housing will discharge to the Thames water sewer system; the least sustainable option in this location in the London Drainage hierarchy. The EA are satisfied for this aspect to be revised at detailed design stage.

Surface water for up to the 1 in 100 chance in any year storm event, including an allowance for climate change, must be safely contained on site. It is acceptable to partially flood the site during this event, ensuring that buildings are not affected by flooding and the site can be safely navigated by users. Where this flooding will be within roads or pathways, the applicants must ensure that safe access and egress is still available.

The applicant is advised to provide to the planning authority detailed calculations of the full surface water network together with a drawing indicating attenuation volumes and pipe numbers; to show the surface water system has been designed to ensure no flooding for the 100 year + climate event in the entire surface water system or no flooding for the 30 year event in the entire surface water system and that all surface

water flooding can be safely contained on site for the 100 year plus climate change event. At this stage it is not known if flooding from the wider drainage system may occur and how if necessary it will be safely contained. The EA are satisfied that selection of attenuation features and more detailed calculations as outlined above be provided at detailed design stage.

Surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SuDS). SuDS are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site. The variety of SuDS techniques available means that virtually any development should be able to include a scheme based around these principles. Further information on SuDS can be found in: Planning Practice Guidance CIRIA C522 document Sustainable Drainage Systems - design manual for England and Wales CIRIA C697 document SuDS manual.

During high tides / flood events the water level in the Thames may be above the level of the outfall from the surface water system. This may prevent surface water being discharged from the site and attenuation features from being emptied potentially causing flooding on site. The EA would encourage the applicant to investigate this further, but is satisfied for this issue to be examined in more detail once the detailed design of the drainage system has been carried out. In order to discharge the surface water condition, the following information must be provided based on the agreed drainage strategy:

a) A clearly labelled drainage layout plan showing pipe networks and any attenuation areas or storage locations. This plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show invert and cover levels of manholes.

- b) Confirmation of the critical storm duration.
- c) Soakage test results in accordance with BRE digest 365 to be used to inform the use of soakaways and storage tanks on site (the applicant has been unable to carry out test pre-decision).
- d) Where on site attenuation is achieved through ponds, swales, geocellular storage or other similar methods, calculations showing the volume of these are also required.
- e) Where an outfall discharge control device is to be used such as a hydrobrake or twin orifice, this should be shown on the plan with the rate of discharge stated.
- f) Calculations should demonstrate how the system operates during a 1 in 100 chance in any year critical duration storm event, including an allowance for climate change in line with the 'Planning Practice Guidance: Flood Risk and Coastal Change'. If overland flooding occurs in this event, a plan should also be submitted detailing the location of overland flow paths and the extent and depth of ponding.
- g) Review the use of or removal of the existing storage tank

#### **U16695 Sustainable Design**

The EA have produced advice with Natural England and the Forestry Commission on how new development can help improve the environment.

<https://www.gov.uk/government/publications/planning-a-guide-for-developers> it is also recommend that pollution prevention measures to protect ground and surface water be incorporated. Please refer to pollution prevention measures at construction and demolition sites <https://www.gov.uk/government/publications/construction-and-demolitionsites-ppg6-prevent-pollution>

#### **U16681 Informatives**

##### **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

3.3, 3.5, 3.6, 3.8, 3.9, 3.12, 4.2, 5.2, 5.3, 5.6, 5.7, 5.10, 5.11, 5.12, 5.13, 5.15, 6.3, 6.9, 6.10, 6.12, 6.13, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.17, 7.19, 7.21, 7.24, 7.29 and 8.3.

Core Strategy

CP1, CP2, CP3, CP4, CP5, CP7, CP11, CP14, CP15, CP16, CP18, CP19.

Local Plan

SM SD1, DM SD2, DM SD3, DM SD4, DM SD5, SM SD6, SM SD7, SM SD8, DM OS2, DM OD5, DM OS6, DM OS7, DM OS11, DM OS12, DM HD1, DM HD2, DM HD3, DM HD4, DM HO2, DM HO4, DM HO6, DM EM 2, DMTP1, DM TP2, DM TP6, DM TP7, DM TP8, DM TP9, DM DC1, DM DC3, DM DC4, DM DC5

Publication Local Plan

LP1 LP2 LP3 LP4 LP5 LP8 LP10 LP12 LP13 LP15 LP16 LP17 LP18 LP20 LP21

LBRuT Supplementary Planning Documents / Supplementary Planning Guidance

Affordable Housing SPD

Car Club Strategy SPD

Design Quality SPD

Buildings of Townscape Merit SPD (Draft)

Recycling for New Development SPG

Security by Design 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.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION  
17/1286/VRC

---