

Mr James Lloyd
JLA Limited - Town & Country Planning
Consultants
15 Teddington Business Park
Station Road
Teddington
TW11 9BQ
United Kingdom

Letter Printed 10 October 2017

FOR DECISION DATED
10 October 2017

Dear Sir/Madam

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

Application: 16/2647/FUL
Your ref: Job No. 265 - RHP - 2 High St...
Our ref: DC/SGS/16/2647/FUL/FUL
Applicant: Mr Geoff Fox
Agent: Mr James Lloyd

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

2 High Street Teddington TW11 8EW

for

Demolition of the existing office (B1a) building (395 sq.m) and the erection a part five / part six-storey mixed-use building comprising a ground floor office / commercial unit (300 sq.m) and 22 (11 x 1 and 11 x 2 bed) affordable 'shared ownership' apartments on the upper floors with 10 car parking provided at basement level including 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

A handwritten signature in black ink, appearing to read 'R. Angus', with a long horizontal flourish extending to the right.

Robert Angus
Head of Development Management

SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 16/2647/FUL

APPLICANT NAME

Mr Geoff Fox
8 Waldegrave Road
Teddington
TW11 8GT

AGENT NAME

Mr James Lloyd
15 Teddington Business Park
Station Road
Teddington
TW11 9BQ
United Kingdom

SITE

2 High Street Teddington TW11 8EW

PROPOSAL

Demolition of the existing office (B1a) building (395 sq.m) and the erection a part five / part six-storey mixed-use building comprising a ground floor office / commercial unit (300 sq.m) and 22 (11 x 1 and 11 x 2 bed) affordable 'shared ownership' apartments on the upper floors with 10 car parking provided at basement level including associated works.

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

U31643	Building Regulations M4 (2) and (3)
BD12	Details - Materials to be approved
DS03	Parking - People with disabilities
U31644	Access for disabled people
DV18A	Refuse arrangements
DV28	External illumination
DV29F	Potentially Contaminated Sites
DV30	Refuse storage
DV42	Details of foundations - piling etc
DV50	Energy Reduction
DV51	Water Consumption
U31645	Parking/loading/turning
PK06A	Cycle parking
DV49	Construction Method Statement
LT09	Hard and Soft Landscaping Required
U31646	CMS for Noise/vibration
U31647	Air Quality
U31648	BREEAM for non-housing
U31649	B1(a) use
U31650	PV Panels
U31651	Boundary Treatment
U31652	Parking Spaces
U31653	Archaeology
U31654	Service Management Plan
U31655	Ecological Enhancement
U31656	Porous Hardsurfacing
U31657	Green Roof
U31658	Use of roof restricted
U31659	Approved Drawings
U31660	Miscellaneous details ~
U31661	More tree planting - forecourt
U31662	No telecommunication equipment
AT01	Development begun within 3 years

INFORMATIVES

U12542	Informatives
--------	--------------

IE06	Details of piling-EHO consultation
IM13	Street numbering
IL02	Advertisements
U12544	Network Rail
IL24	CIL liable
IL29	Construction Management Statement
U12543	NPPF Approval
IL13	Section 106 agreement

DETAILED CONDITIONS AND INFORMATIVES

DETAILED CONDITIONS

U31643 Building Regulations M4 (2) and (3)

The development hereby approved shall not be constructed other than in accordance with Building Regulations M4(2) apart from the two-bed flats on the first and second floors which should meet Building Regulations M4(3) (wheelchair adaptable).

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

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.

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.

U31644 Access for disabled people

Before the development hereby permitted is commenced a scheme indicating the provision to be made for disabled people to gain access to the building shall have been submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented before the development hereby permitted is brought into use.

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

DV18A Refuse arrangements

None of the buildings hereby approved shall be occupied until arrangements for the storage and disposal of refuse/waste have been made in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

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

DV28 External illumination

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

REASON: To protect/safeguard the amenities of the locality.

DV29F Potentially Contaminated Sites

1. No development shall take place until:

a) a desk study detailing the history of the site, hazardous materials, substances used together with details of a site investigation strategy based on the information revealed in

the desk study has been submitted to and approved in writing by the local planning authority

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

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

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

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

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

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

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

DV30 Refuse storage

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

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

DV42 Details of foundations - piling etc

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

Reason: To ensure that the local planning authority has sufficient notice of the commencement of work and the methods of foundation construction to enable measures to be taken, if appropriate, to protect the amenities of neighbouring occupiers

DV50 Energy Reduction

The dwelling(s) hereby approved shall achieve a 35% reduction in Carbon dioxide emissions beyond Building Regulations requirements (2013).

Reason: In the interests of energy conservation in accordance with Policy DMSD1 of the Development Management Plan (2011).

DV51 Water Consumption

The dwelling(s) hereby approved shall not be occupied other than in accordance with the water consumption targets of 105 litres or less per person per day, and 5 litres or less per head per day for external water use.

Reason: In the interests of water efficiency in accordance with Policy DMSD9 of the Development Management Plan (2011).

U31645 Parking/loading/turning

No building/dwelling/part of the development shall be occupied until the parking spaces indicated on Drawing No. GA-P-LB P01 have been constructed to the satisfaction of the Local Planning Authority and shall at no time be used other than by occupiers/callers to the premises and for no 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.

PK06A Cycle parking

No building/dwelling/part of the development shall be occupied until cycle parking facilities have been provided in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show the position, design, materials and finishes thereof.

REASON: To accord with this Council's policy to discourage the use of the car wherever possible.

DV49 Construction Method Statement

No development shall take place, including any works of demolition, until a Construction Management Statement (to include any demolition works) has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the construction period. The Statement shall provide for:

1. The size, number, routing and manoeuvring tracking of construction vehicles to and from the site, and holding areas for these on/off site;
2. Site layout plan showing manoeuvring tracks for vehicles accessing the site to allow these to turn and exit in forward gear;
3. Details and location of parking for site operatives and visitor vehicles (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
4. Details and location where plant and materials will be loaded and unloaded;
5. Details and location where plant and materials used in constructing the development will be stored, and the location of skips on the highway if required;
6. Details of any necessary suspension of pavement, roadspace, bus stops and/or parking bays;
7. Details where security hoardings (including decorative displays and facilities for public viewing) will be installed, and the maintenance of such;
8. Details of any wheel washing facilities;
9. Details of a scheme for recycling/disposing of waste resulting from demolition and construction works (including excavation, location and emptying of skips);
10. Details of measures that will be applied to control the emission of noise, vibration and dust including working hours. This should follow Best Practice detailed within BS5288:2009 Code of Practice for Noise and Vibration Control on Construction and Open Sites;
11. Details of any highway licenses and traffic orders that may be required (such as for licences for any structures / materials on the highway or pavement; or suspensions to allow the routing of construction vehicles to the site);
12. Details of the phasing programming and timing of works;
13. Where applicable, the Construction Management Statement should be written in conjunction with the Arboricultural Method Statement, and in accordance with British Standard BS5837:2012 'Trees in relation to design, demolition and construction - recommendations', in particular section 5.5, 6.1, 6.2, 6.3 and 7;
14. A construction programme including a 24 hour emergency contact number;
15. See also TfL guidance on Construction Logistics Plans.

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

LT09 Hard and Soft Landscaping Required

(A) No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the local planning authority. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artifacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing utility services above and below ground (e.g. drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant; a program or timetable of the proposed works

(B) Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); detailing the quantity, density, size, species, position and the proposed time or programme of planting of all shrubs, hedges, grasses etc, together with an indication of how they integrate with the proposal in the long term with regard to their mature size and anticipated routine maintenance. All tree, shrub and hedge planting included within that specification shall be carried out in accordance with BS 3936:1986 (parts 1, 1992, Nursery Stock, Specification for trees and shrubs, and 4, 1984, Specification for forest trees); BS 4043: 1989, Transplanting root-balled trees; and BS 4428:1989, Code of practice for general landscape operations (excluding hard surfaces).

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

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

U31646 CMS for Noise/vibration

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

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

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

5. Proposed Noise & Vibration Mitigation Measures - see BS5288 part 1 &2
6. Proposed Noise Monitoring - Permanent/ Periodic noise and vibration monitoring must be undertaken for the duration of the demolition and construction phases which may result in a significant impact. The location, number of monitoring stations and the measurement data must be agreed with the Local Planning Authority prior to the start of construction.
7. Communication with residents, including organisational control, communication methods and auditing.
REASON: To protect neighbouring amenity

U31647 Air Quality

Save for temporary works, no development shall be commenced until a dust management plan has been submitted to and approved by the Local Planning Authority. The dust management plan shall follow the guidance found in the control of dust and emissions from construction and demolition Best Practice produced by the Greater London Authority http://static.london.gov.uk/mayor/environment/air_quality/docs/construction-dust-pg.pdf
REASON: To protect neighbouring amenity

U31648 BREEAM for non-housing

The B1 offices hereby approved shall achieve BREEAM Rating 'Excellent' in accordance with the terms of the application & the requirements of the BREEAM Guide (or such national measure of sustainability for design that replaces that scheme).
REASON: In the interests of promoting sustainable forms of developments and to meet the terms of the application.

U31649 B1(a) use

The floor at street level shall, apart from access, be solely used for B1(a) office use 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 residential amenity of nearby occupants.

U31650 PV Panels

The PV panels shall not be installed other than in accordance with details 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.

U31651 Boundary Treatment

No development shall take place until details of the position(s), design, materials and type of boundary treatment(s) to be erected on the site have been submitted to and approved in writing by the Local Planning Authority. The boundary treatment(s) shall be erected in accordance with the approved details before the dwelling is first occupied.
REASON: To safeguard the visual amenities of the locality and the privacy/amenities of the adjoining properties and to ensure that the proposed development does not prejudice the

safe and efficient operation of the adjacent railway

U31652 Parking Spaces

Before first occupation each of the eight parking spaces intended for residents shall be allocated to one of the flats flat. Each space shall thereafter be used only in association with the individual flat it is allocated to, and for no other purpose, unless otherwise agreed in writing by the Local Planning Authority.

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

U31653 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: To ensure the proposal does not prejudice archaeological interests.

U31654 Service Management Plan

Prior to occupation of the development hereby approved a service management plan relating to the servicing of the properties shall be submitted to and approved in writing by the local planning authority. The management plan shall be implemented as approved from the date of the commencement of the use. REASON: To ensure that the proposed development would not prejudice highway and pedestrian safety.

U31655 Ecological Enhancement

Details including number, type, specification, height and location of bird boxes to be submitted to and approved in writing by the Local Planning Authority and thereafter to be implemented as approved prior to the first occupation of the building.
REASON: To ensure the implementation of ecological enhancement measures in the interests of ecology and proper planning.

U31656 Porous Hardsurfacing

That all new external hardsurfacing shall be porous and constructed and laid out in accordance with details to be submitted to and agreed in writing by the Local Planning Authority within 6 months of the commencement of development. Reason: In the interest of sustainable construction and to avoid excessive surface water runoff.

U31657 Green Roof

Prior to the occupation of the building hereby approved the green roof shown on approved drawing no: GA-P-L5-P05 shall have been installed in accordance with a specification to be submitted to and approved in writing by the Local Planning Authority. The green roof shall thereafter be retained in accordance with a maintenance schedule to be submitted to and approved in writing by the Local Planning Authority.
REASON: To ensure the biodiversity benefits and ecological benefits of the development are delivered and maintained and to comply with Policy DM DS 5.

U31658 Use of roof restricted

The roof of the building, except where indicated for use as a roof terrace or balcony on approved drawing no: GA-P-L5-P05, shall not be used for any purpose other than as a means of escape in emergency or for maintenance of the building.
REASON: To safeguard the amenities of the adjoining premises and the area generally.

U31659 Approved Drawings

The development hereby permitted shall be carried out in accordance with the following approved plans and documents, where applicable. WP-0410-E-ST-TT-P01, xx-P01, YY-P01; EX-E-EAST-P01, NORTH-P01, SOUTH-P01, WEST-P01; EX-P-LO-P01, L1-P01, LB-P01, LR-P01; EX-S-BB-P01; SOUTH-P01; GA-P-L1-P02, GA-P-L3-4-P02; GA-P-LB-P01; P-1250-P01 and P-500-P01 received on 21st July 2016. WP-410-GA-E-NORTH-P05, WEST-P05;; GA-P-LR-P05 and GA-S-AA-P05 received on 1st February 2017. WP-0410 GA-P-L0 P03 and LR P06 received on 7th March 2017. WP-0410-GA-E-EAST-P02 received on 8th March 2017.

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

U31660 Miscellaneous details ~

The balconies, railings, fenestration, reveals, soffits, undercroft and shop fronts to the development hereby approved shall not be constructed otherwise than in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development, such details to specify the design and external finishes thereof.
REASON: To ensure that the proposed development is in keeping with the existing building(s) and does not prejudice the appearance of the locality.

U31661 More tree planting - forecourt

(A) Notwithstanding the details shown on approved drawing no WP-0410-GA-P-LO_P03, additional tree planting shall be provided as part of the development within the front forecourt. Details of this tree planting shall be submitted to and approved in writing by the local planning authority such specification to include details of the quantity, size, species, position and the proposed time of planting of all trees to be planted, together with an indication of how they integrate with the existing tree planting in Jubilee Gardens in the long term. All tree planting included within the approved specification shall be carried out in accordance with that specification 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, Code of practice for general landscape operations (excluding hard surfaces). A maintenance plan shall also be submitted for approval by the Local Planning Authority.

(B) If within a period of 5 years from the date of planting of any tree 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.

(C) 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.

U31662 No telecommunication equipment

No telecommunications masts and dishes, 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.

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.

DETAILED INFORMATIVES

U12542 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.

The proposal involves the replacement of an office building with a taller mixed use building containing offices and 23 flats. Although the building is taller than most in Teddington it will be located close to other tall buildings in the town centre and will not appear out of place.

The design approach of using three attached hexagonal blocks provides interest in a key location. The partial loss of the office floor space is considered to be outweighed by the provision of much needed affordable housing and all the flats will be for shared ownership

from a Registered Provider. Although high, the density is considered to be acceptable for this type of development in a central location with good public transport links. It is not

considered that neighbouring properties would be unacceptably affected by the proposed development. A shortfall in parking provision will be mitigated by the availability of car club vehicles and the removal of parking permits.

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 Policy Framework 2012 (NPPF)

London Plan: 3.3, 3.4, 3.5, 3.8, 3.9, 3.10, 3.11, 3.12, 3.13, 4.2, 4.3, 5.1, 5.2, 5.3, 5.21, 6.3,

6.9, 6.13, 7.4, 7.6, 7.7, 7.8

Core Strategy 2009 (CS): CP 1, 2, 5, 7, 8, 14, 15, 19

Development Management Plan (DMP) 2011: DM SD 1, 2; TC 2; HD 1, 2, 4; HO 2, 4, 6; EM

2; TP 1, 2, 8; DC 1, 2, 3, 4, 5, 6

Emerging Local Plan (LP): LP 1, 2, 5, 7, 8, 10, 22, 25, 34, 35, 36, 39, 40, 45

Supplementary Planning Guidance; Affordable Housing; Sustainable Construction Checklist;

Design Quality; Car Club Strategy; Residential Development Standards; Small and Medium

Housing Sites

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.

IE06 Details of piling-EHO consultation

The attention of the applicant is drawn to the requirements of section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise and vibration on construction and demolition sites. Application, under section 61 of the Act for prior consent to the works, can be made to the Environmental Health Department. Where developments include foundations works require piling operations it is important to limit the amount of noise and vibration that may effect local residents.

There are a number of different piling methods suitable for differing circumstances. Guidance is contained in British Standard BS 5228 Noise control on Construction and Open Sites - Part 4: Code of Practice for noise and vibration control applicable to piling operations.

Where there is a risk of disturbance being caused from piling operations then the council under section 60 Control of Pollution Act 1974 can require Best Practicable Means (BPM) to be carried out. This may entail limiting the type of piling operation that can be carried out.

The types of piling operations which are more suitable for sensitive development in terms of noise and vibration impact are;

* Hydraulic Piling

* Auger Piling

* Diaphragm Walling

IM13 Street numbering

If you wish to name or number a new development, sub-divide an existing property, or change the name or number(s) of an existing property or development, you will need to apply to the London Borough of Richmond Upon Thames. Further details of this process, fees, and the necessary information and forms that need to be submitted can be found on the Council's website

http://www.richmond.gov.uk/street_numbering_and_naming. Alternately you may contact Peter Cridland, Address Management Manager (020 8891 7889 peter.cridland@richmond.gov.uk).

IL02 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.

U12544 Network Rail

The applicant is advised to read comments made by Network Rail which are available on the

Council website. As the site is adjacent to Network Rail's operational railway infrastructure,

the applicant/developer is strongly advised to contact

AssetProtectionWessex@networkrail.co.uk prior to any works commencing on site.

Network

Rail strongly recommends the developer agrees an Asset Protection Agreement with them to

enable approval of detailed works. More information can also be obtained from

www.networkrail.co.uk/asp/1538.aspx.

IL24 CIL liable

The applicant is advised that this permission results in a chargeable scheme under the Borough's and the Mayor of London's Community Infrastructure Levy.

IL29 Construction Management Statement

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

U12543 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.

IL13 Section 106 agreement

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

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION
16/2647/FUL
