

Mr Mark Pender  
PPM Planning Limited  
185 Casewick Road  
West Norwood  
London  
SE27 0TA

Letter Printed 16 October 2017

**FOR DECISION DATED**  
16 October 2017

Dear Sir/Madam

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

**Application:** 16/3450/FUL  
**Your ref:** Heath Road  
**Our ref:** DC/WEW/16/3450/FUL/FUL  
**Applicant:** Mr Heath Road Twickenham Limited Heath Road Twickenham Li...  
**Agent:** Mr Mark Pender

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

**Land At 149 - 151 Heath Road Twickenham**

for

**Demolition of existing buildings and removal of advertising hoardings. Resiting of existing recycling bins. Erection of a part 3 storey part 4 storey building with commercial use (Flexible Use Class A1, A2 and/or B1a) on the ground floor with 9 flats (4 x 1 bed and 5 x 2 bed) on upper floors. Associated hard and soft landscaping, refuse, car and cycle parking.**

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 16/3450/FUL

## APPLICANT NAME

Mr Heath Road Twickenham Limited Heath  
Road Twickenham Li...  
Sandown Park  
More Lane  
Esher  
KT10 8AN

## AGENT NAME

Mr Mark Pender  
185 Casewick Road  
West Norwwod  
London  
SE27 0TA

## SITE

Land At 149 - 151 Heath Road Twickenham

## PROPOSAL

Demolition of existing buildings and removal of advertising hoardings. Resiting of existing recycling bins. Erection of a part 3 storey part 4 storey building with commercial use (Flexible Use Class A1, A2 and/or B1a) on the ground floor with 9 flats (4 x 1 bed and 5 x 2 bed) on upper floors. Associated hard and soft landscaping, refuse, car and cycle parking.

## SUMMARY OF CONDITIONS AND INFORMATIVES

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### CONDITIONS

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U31953	NS24 Level Threshold
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U31955	NS26 Door Design - Disabled Access (Adap
U31956	NS27 No Amalgamation of Units
U31957	NS28 Window obscure glazed-Not openabl

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**INFORMATIVES**

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U18540	COM1 Composite Informative
IH03C	Vehicular Crossover
IM13	Street numbering
IL02	Advertisements
IL13	Section 106 agreement
IL24	CIL liable
U18541	IL25A NPPF APPROVAL - Para. 186 and 187
IX03	Soil and surface water drainage

# DETAILED CONDITIONS AND INFORMATIVES

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## DETAILED CONDITIONS

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### **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.

### **DV02A Boundary fencing - Dev't commence**

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before [the use hereby permitted] is commenced or [before the building(s) is/are occupied] or [in accordance with a timetable agreed in writing with the Local Planning Authority]. 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.

### **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.

### **U31928 DV48 - Approved drawings**

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

Drawing 1517-01, 1517-02, 1517-29, 1517-30, 1517-31, 1517-32, 1517-33, 1517-34, 1517-40, BREEAM 'New Construction - Shell Only', Draft Construction Method

Statement, Sustainability Construction checklist and Phase 1 Environmental

Assessment received on 29 August 2016

Drawing 1517-35A received on 23 September 2016

Drawing 1517-21, 1517-22, 1517-23, 1517-24, 1517-25, 1517-26, 1517-27, 1517-28, received on 29 November 2016

Drawings 1517-03D, 1517-04D, 1517-10C, 1517-11A, 1517-12D, 1517-13B, 1517-14B, 1517-15A, 1517-16, 1517-36A received on 22 March 2017

Drawing 1517-05B, 1517-06B, 1517-07A, 1517-08A, 1517-09C, 1517-51, 1517-52 and 1517-53 received on 13 July 2017

Energy Strategy Report, Transport Statement, Design and Access Statement and Daylight and Sunlight Analysis received on 28 July 2017.

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

### **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.

#### **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).

#### **DV52 Building Regulation M4(2)**

The development hereby approved shall not be constructed other than in accordance with Building Regulation M4(2).

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

#### **LB12B Archaeology**

No development shall take place on the application site until the applicant or their agent or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Following approval of the written scheme of investigation any subsequent field work and assessment report required shall be submitted by the applicant and approved in writing by the Local Planning Authority. No development shall be carried out until such a report has been approved [unless otherwise agreed in writing by the Local Planning Authority].

REASON: To safeguard any archaeological interest of the site.

#### **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

#### **LT10 Landscape Maintenance-Small Schemes**

No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years from the date of completion of the landscaping scheme has been submitted to and approved in writing by the local planning authority. The schedule shall include details of the arrangements for its implementation and shall be implemented as approved from the date of completion of the landscaping scheme as part of the development

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

#### **U31929 ST25A Highway sight lines be provided**

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 the obstruction to visibility within any part of the area which is under the control of the applicant shall at any time exceed a height shown on drawings hereby approved.

REASON: To provide a suitable standard of visibility and to prevent obstruction to the view of persons and traffic using any road so that the free flow of traffic or conditions of general safety on neighbouring highways will not be prejudiced.

#### **U31930 NS01 Porous Hardsurfacing**

All new hardsurfacing shall be of a porous or permeable material and be constructed and laid out in accordance with details to be submitted to and agreed in writing by the Local Planning Authority.

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

#### **U31931 NS02 Solar PV Panels**

Prior to the occupation of any part of the building hereby approved, the solar panels shall be installed in accordance with details shown on approved drawing 1517-08A. The solar panels shall remain functional and be retained thereafter.

REASON: In the interests of the Council's sustainability targets.

#### **U31932 NS03 Refuse/Recycling facilities - Requi**

Separate refuse/recycling facilities for the commercial and residential units shall be provided in accordance with details shown on drawing 1517-04D hereby approved. The approved details shall be retained thereafter.

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

#### **U31933 NS04 Parking Layout**



No part of the development shall be occupied until the on-site parking spaces (1-10) as shown on approved drawing 1517-36A have been laid out in the approved manner and available for use by occupiers/visitors.

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

**U31934 NS05 Car Parking (Residential)**

One on-site parking space shall be at all times assigned to each of the 8 residential flats hereby approved and made available for use solely by the occupiers thereof and shall at no time be used for any other purpose, in particular customers/staff of the ground floor commercial units.

REASON: To provide adequate parking for the residential units and allow its operation and also prevent overspill onto surrounding roads and to ensure compliance with the Council's parking standards

**U31935 NS06 Car Parking (Commercial)**

One on-site car parking spaces shall be provided for use by occupiers/customers of each of the commercial unit(s) at ground floor. These spaces shall be made available at all times.

REASON: To ensure an adequate level of parking is provided for all uses within the development and to ensure compliance with the Council's parking standards

**U31936 NS07 EV Charging Point**

The electric charging point shall be installed in accordance with details to be submitted to approved in writing by the Local Planning Authority. Such details to include siting, external finishes and maintenance plan. The approved details shall be retained thereafter.

REASON: To ensure a sustainable form of development that is in keeping with the existing building(s) and does not prejudice the appearance of the locality.

**U31937 NS08 Disabled Parking**

Provision of parking for people with disabilities shall be made in accordance with 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.

**U31938 NS09 Details of Materials**

The external surfaces of the building(s) (including fenestration) shall not be constructed other than in materials shown on drawings hereby approved.

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

**U31939 NS10 Screening**

The trellis screen and Elefant grating on first, second, third and fourth floor set at 68° shall not be constructed other than in materials and details as shown on drawings 1517-25 and 1517-26 hereby approved. The approved details shall be installed prior to first occupation and be retained thereafter.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality and to safeguard the amenities of the occupiers of adjacent properties.

**U31940 NS11 Brown Roof**

Prior to occupation of any part of the building hereby approved the brown roof as shown on Drawing 1517-08A and 1517-28 located on the building shall be installed and maintained permanently thereafter.

REASON: To ensure that the development reduces storm water runoff, to provide more sustainable forms of construction and to safeguard biodiversity.

**U31941 NS12 Service Management Plan**

The applicant shall prepare a joint service management plan for both of the A1/A2/B1(a) use hereby approved identifying the size, number and frequency of vehicles to be used for the servicing of the premises to the rear of the property, times during off-peak hours and duration of deliveries/collection and staff responsibilities in connection with the enforcement of the service management plan; such plan to be submitted to and approved in writing by the Local Planning Authority prior to the A1/A2/B1(a) use/s commence and such plan to be complied with as part of the development thereafter.

REASON: To ensure the development does not prejudice general safety and security within the application site and to ensure a safe and convenient form of development at the application site

**U31942 NS13 Commercial Noise Transmission**

Development shall not begin until a scheme for the sound insulation of the floor/ceiling to the proposed ground floor & first floor of the development to reduce the transmission of noise from the commercial element to the residential element of the development has been submitted to and approved in writing by the local planning authority. The scheme approved by the local planning authority shall be fully implemented in accordance with the approved details before the use, hereby permitted, commences. The works and scheme shall thereafter be retained in accordance with the approved details. No alteration to the structure, roof, doors, windows or external facades shall be undertaken without the grant of further specific consent of the local planning authority.

Reason: To protect amenity of occupiers of residents of nearby properties

**U31943 NS14 Commercial Use Restriction**

The A1/A2/B1(a) use hereby approved shall not benefit from the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) for the change of use to C3 (residential) use.

REASON: To safeguard the character and appearance of the locality and amenities of the occupiers of adjoining property.

**U31944 NS15 Specific Use - A1**

The ground floor commercial premises shall be solely used for either: b) a non-food retail use and for no other purpose within Use Class A1 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 or/and c) an A2/B1(a) 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 local road and parking conditions and residential amenity of nearby occupants.

**U31945 NS16 BREEAM - Non-Housing**

The development 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.

**U31946 NS17 Staff on Premises**

Staff shall not be present on the premises in A1 (non-food retail)/A2/B1(a) uses hereby approved more than 30 minutes before 08.00 or after 18.30 on any day.

REASON: To protect the amenities of nearby residential properties.

**U31947 NS18 Customer on Premises**

No customers shall be present on the premises in any A1 (non-food retail)/A2/B1(a) uses hereby approved before 08.00 or after 18.30 on any day. A notice to this effect shall be displayed at all times on the premises so as to be visible from outside.

REASON: To protect the amenities of nearby residential properties.

**U31948 NS19 Cycle Parking - Residential**

No part of the residential units shall be occupied until residential cycle parking facilities have been provided in accordance with drawings hereby approved. The approved cycle parking shall be retained thereafter.

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

**U31949 NS20 Cycle Parking - Commercial**

No part of the commercial units shall be occupied until covered 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. The cycle parking facilities are required to be covered. The approved details to be retained thereafter.

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

**U31950 NS21 Use of Roof Restricted**

Unless otherwise shown as roof terrace on drawings hereby approved, the roof of the building 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.

**U31951 NS22 Servicing/Delivery/Loading**

No work or associated activities including deliveries/loading /unloading /servicing of the development hereby approved shall be carried out on the premises before 7.00am and after 10pm and between the hours of 8am-10am and 3pm-7pm on any day.

Reason: To safeguard the amenities of nearby occupiers and ensure that the proposals do not result in an adverse impact on the functioning of the local highway network.

**U31952 NS23 Strict Accord Plans-Height/Site -**

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 off site features as shown on the approved drawing numbered 1517-15A.

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

**U31953 NS24 Level Threshold**

The proposed finished floor levels of the building, the finished ground levels of the site, including the internal footpaths, parking spaces and roads, and in relation to existing site levels of surrounding land shall not be other than in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the work is carried out at suitable levels in relation to the highway and adjoining land having regard to drainage, gradient of access and future

highway improvement, amenities of adjoining properties, and appearance of the development.

**U31954 NS25 Lighting**

Prior to the commencement of development, details of the lighting of the parking areas including light spillage diagrams 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.

**U31955 NS26 Door Design - Disabled Access (Adap**

Any external door shall have a minimum opening clearance of 830mm and a level approach from the public highway.

REASON: To safeguard access for the disabled.

**U31956 NS27 No Amalgamation of Units**

No alterations shall be made to any of the units hereby approved nor shall they be occupied in any way which would result in a reduction in the number of units within the development.

REASON: To retain an active frontage within the development that comprises units of a variety of sizes and types.

**U31957 NS28 Window obscure glazed-Not openabl**

The proposed first and second floor windows shown hatched on drawing 1517-13B hereby approved shall at no time be openable or glazed, otherwise than in obscured glass.

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

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**DETAILED INFORMATIVES**

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**U18540 COM1 Composite Informative**

**Reason for granting:**

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

**Principal Policies:**

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

Core Strategy Policies: CP1, CP2, CP3, CP4, CP5, CP6, CP7, CP8, CP9, CP14, CP15, CP19.

Development Management Plan: DM SD1, DM SD2, DM TC1, DM TC3, DM HO2, DM HO4, DM HO6, DM EM1, DM TP1, DM TP2, DM TP6, DM TP7, DM TP8, DM DC1, DM DC2, DM DC4, DM DC5, DM DC6 and DM DC7.

Emerging Local Plan Policies: LP1, LP2, LP7, LP8, LP10, LP17, LP22, LP25, LP26, LP34,

LP35, LP36, LP39, LP40, LP41, LP45

Affordable Housing SPD (2014)

Design Quality SPD (2006)

Refuse and Recycling Storage Requirements SPD (2015)

Residential Development Standards SPD (2010)

Small and Medium Housing Sites SPD (2006)

Sustainable Construction Checklist SPD (2011)

Twickenham Area Action Plan (2013)  
Front Garden and Other Off-street parking standards SPD (2006)  
National Planning Policy Framework (NPPF)  
Nationally Described Space Standards (2015)

**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.

### **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.

### **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)).

### **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.

### **IL13 Section 106 agreement**

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

### **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.

### **U18541 IL25A NPPF APPROVAL - Para. 186 and 187**

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

- o Providing a formal pre-application service
- o Providing written policies and guidance, all of which is available to view on the Council's website
- o Where appropriate, negotiating amendments to secure a positive decision
- o Determining applications in a timely manner.

In this instance:

- o The application was recommended for approval and referred to the first available Planning Committee, where the agents / applicants had an opportunity to present the case.

### **IX03 Soil and surface water drainage**

The applicant is advised to consult Thames Water Utilities, Sewerage and Sewage Treatment Operations, Hogsmill Valley Works, Lower Marsh Lane, Kingston, KT1 3BW

(Tel: 020 8213 8729) about the disposal of surface water and/or sewage from the development.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION  
16/3450/FUL

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