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TOWN AND COUNTRY PLANNING ACT 1990: DECISION NOTICE

Scammell Securities Plc
P O Box 389
Windlesham
GU20 6YH

APPLICATION GRANTED

Please contact: Planning Support

Please telephone: 020 8891 7300

Your ref:

Our ref:
DC/BRS/06/0951/FUL/FUL

Letter Printed: 17 August 2006

FOR DECISION DATED
17.08.2006

Applicant: Scammell Securities Plc

Agent:

WHEREAS in accordance with the provisions of the Town and Country Planning Act 1990 and the orders made thereunder, you have made an application received on **31 March 2006** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

St Marys Lodge, Upper Sunbury Road, Hampton, Richmond Upon Thames, TW12 2DW

for

Demolition of existing redundant hospital and erection of new nursing home with associated car 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


Robert Angus
Development Control Manager

APPLICANT NAME Scammell Securities Plc P O Box 389WindleshamGU20 6YH	AGENT NAME
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SITE:

St Marys Lodge, Upper Sunbury Road, Hampton, Richmond Upon Thames.

PROPOSAL:

Demolition of existing redundant hospital and erection of new nursing home with associated car parking.

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS:

AT01 Development begun within 3 years	ST03 Highway sight lines - Pedestrian
BD12 Details - Materials to be approved	U10391 Details of biomass boiler system
DV17A Dustbin enclosure required	U10392 Details to be approved
DV30 Refuse storage	DV29B Soil survey and contamination
LA22 Protective fencing - Other sites	U10471 Landscaping required-hard and soft
PK06A Cycle parking	LA30 Landscape works-Implementation
RD02A Details required - New junction	

INFORMATIVES:

U17915 Bats and landscaping	U17878 Biomass boiler
U17877 Informatives	U17879 Bats found on site

DETAILED CONDITIONS

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.

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.

DV17A Dustbin 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.

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.

LA22 Protective fencing - Other sites

No equipment, machinery or materials are to be brought on the site for the purpose of the development until all trees to be retained have been protected by fences or other suitable means of enclosure to the distance of the outermost limit of the branch spread or as per recommendations given in BS 5837 (1991), 'Table 1, A Guide for Trees in Relation to Construction', whichever is the further from the tree and with regard to this proposal the protective fencing shall be at least 1.2m high comprising a vertical and horizontal framework of scaffolding, well braced to resist impact, supporting either cleft chestnut pale fencing (in accordance with BS 1772: Part 4) or chain link fencing (in accordance with BS 1772: part 1) as shown in figure 4 of BS 5837 (1991), within which no activities associated with building operations shall take place, such areas also being free of the storage of materials or temporary structures. No fire shall be lit within 10m from the outside of the crown spread of trees to be retained. All means of protection shall be in situ for the duration of the development and distances of such protection shall be assessed by a person suitably experienced in arboriculture. REASON: To ensure that the tree (s) are not damaged or otherwise adversely affected by building operations and soil compaction.

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.

RD02A Details required - New junction

Detailed drawings of the junction of the new access and the existing highway shall be submitted to and approved in writing by the Local Planning Authority; such drawings to show kerb alignment, levels and surface treatment. The works of construction of the junction shall be carried out in accordance with the drawings so 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.

ST03 Highway sight lines - Pedestrian

Notwithstanding the provisions of the Town and Country Planning General Development Orders 1995, 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.

U10391 Details of biomass boiler system

No part of the development hereby approved shall commence until details of the biomass boiler system (including details of the associated carbon dioxide savings) have been submitted to and approved in writing by the Local Planning Authority.

U10392 Details to be approved

No development shall take place until detailed drawings have been submitted and approved in writing by the local planning authority. Such details shall indicate in an appropriate scale fenestration, cills, doors, dormers, eaves and the string course detail at first floor level where the brick or render finishes.

DV29B Soil survey and contamination

Before the development is commenced a detailed site investigation shall be carried out to establish if the site is contaminated, to assess the degree and nature of the contamination present. The method and extent of this site investigation shall be agreed with the Local Planning Authority prior to commencement of the work. Details of appropriate measures to decontaminate the site, to prevent pollution of groundwater and surface water, including provisions for monitoring, shall then be submitted to and approved in writing by the Local Planning Authority before development commences. The development shall then proceed in strict accordance with measures approved. REASON: To protect future users of the site and the environment.

U10471 Landscaping required-hard and soft

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 and these works shall be carried out as approved. The design should have particular regard to Nature Conservation safeguards and 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 artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional 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]. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme. REASON: To ensure that the proposed development does not prejudice the appearance of the locality and to preserve and enhance nature conservation interests.

LA30 Landscape works-Implementation

All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority. REASON: To ensure that the proposed development does not prejudice the appearance of the locality.

DETAILED INFORMATIVES

U17915 Bats and landscaping

Upon preparation and implementation of the landscaping scheme, the applicant/owner should have regard to the recommendations set out within the bat report.

U17877 Informatives

Decision Drawings: For the avoidance of doubt the drawing numbers to which this decision refers are as follows:- 200, 201 and Site Plan received on 31 March 2006; 202B, 203B, 204A and 205 received on 10 May 2006; bat survey received on 23 June 2006 and energy report received on 30 June 2006. Reason for

SCHEDULE OF REASONS FOR APPLICATION 06/0951/FUL

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. The proposal would therefore protect and enhance the open nature and visual qualities of the Green Belt and Green Chains and would not adversely impact the amenities enjoyed by the occupiers of adjacent residential properties, harm the safety and free flow of traffic or harm any of the trees on site. Principal Policies: The following have been taken into account in the consideration of this proposal:- Unitary Development Plan - First Review 2005 policies UDP: First Review: IMP1, ENV 2, TRN 2, 4 HSG 10, 18, BLT 11, 15, 16 CCE 3, 4 and 5. London Plan Policies: 3A.10, 3D.8, 3D.12, 4A.7-9, 4B.1, 4B2-6 and 4B.5. 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 7300). 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. You are recommended to prepare a survey, including photographs, of the condition of the adjacent public highway, including pavement, which should be sent to the Local Highway Authority prior to the commencement of work to ensure that damage to the highway is prevented or repaired. Otherwise you and/or your contractor, may be held responsible for any damage found on completion of the works. If the pavement is already broken or damaged you should contact Traffic and Transport, London Borough of Richmond upon Thames, 44 York Street, Twickenham TW1 3BZ (Telephone 020 8891 1411) to arrange a joint inspection of the footway before work commences. Noise control - Building sites: Attention is drawn to the noise control provisions of the Environmental Protection Act 1990. Any enquiries for further information should be made to the Commercial Environmental Health Team, 7B Parkshot, Richmond TW9 2RT (Tel: 020 8891 7994).

U17878 Biomass boiler

The biomass boiler shall be sized at approximately 100kW to ensure the carbon dioxide reductions are in accordance with those agreed with the GLA.

U17879 Bats found on site

If bats are found at any stage during tree operations or demolition, work must be halted immediately and English Nature contacted.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 06/0951/FUL
