

Ms Lucy Arrowsmith  
Clive Chapman Architects  
4 Eel Pie Island  
Twickenham  
TW1 3DY

Letter Printed 23 April 2018

**FOR DECISION DATED**  
23 April 2018

Dear Sir/Madam

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

**Application:** 15/4581/FUL  
**Your ref:** 45-49 Station Road, Hampton  
**Our ref:** DC/SGS/15/4581/FUL/FUL  
**Applicant:**  
**Agent:** Ms Lucy Arrowsmith

**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 **30 October 2015** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

**45 - 49 Station Road Hampton TW12 2BT**

for

**Demolition of all site buildings and redevelopment of the site for a mixed use development comprising a new car showroom with associated workshops (sui generis), office accommodation (Use Class B1a) and six three-bedroom residential dwellings (Use Class C3).**

NOW THEREFORE WE THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF RICHMOND UPON THAMES acting by the Council of the said Borough, the Local Planning Authority HEREBY GIVE YOU NOTICE pursuant to the said Act and the Orders made thereunder that permission to develop the said land in accordance with the said application is hereby **GRANTED** subject to the conditions and informatives summarised and listed on the attached schedule.

Yours faithfully



Robert Angus  
Head of Development Management

# SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 15/4581/FUL

## APPLICANT NAME

45-49 Station Road  
Hampton  
TW12 2BU

## AGENT NAME

Ms Lucy Arrowsmith  
4 Eel Pie Island  
Twickenham  
TW1 3DY

## SITE

45 - 49 Station Road Hampton TW12 2BT

## PROPOSAL

Demolition of all site buildings and redevelopment of the site for a mixed use development comprising a new car showroom with associated workshops (sui generis), office accommodation (Use Class B1a) and six three-bedroom residential dwellings (Use Class C3).

## SUMMARY OF CONDITIONS AND INFORMATIVES

---

### CONDITIONS

---

U41765	Approved Drawing Nos
BD12	Details - Materials to be approved
U41766	Boundary Fencing
DV18A	Refuse arrangements
DV29F	Potentially Contaminated Sites
DV30	Refuse storage
DV37A	Parking-Private vehicles-Dwelling~
DV42	Details of foundations - piling etc
DV43B	Parking Permits Restriction - GRAMPIAN
DV50	Energy Reduction
DV51	Water Consumption
DV52	Building Regulation M4(2)
LT09	Hard and Soft Landscaping Required
LT10	Landscape Maintenance-Small Schemes
U41767	Parking/loading/turning ~~
PK06A	Cycle parking
GD02A	Restriction-Alterations/extn
GD10A	Restrict outbuilds-Appear/amenity
ST03A	Highway sight lines - Pedestrian
U41768	Submitted Arboricultural Details
U41769	Glazing to Car Showroom
U41770	Soft and Hard Landscaping
U41771	Crossover
U41772	Porous Hardsurfacing
U41773	Solar PV Panels
U41774	EVCP
U41775	Parking Allocation
U41776	CMS for Noise/Vibration
U41777	BREEAM Commercial
U41778	Sustainable Drainage
U41779	No Sleeping Accommodation
U41780	Green Roofs
U41781	Use of Roofs Restricted
U41782	Structural Impact Assessment
U41783	Archaeology
AT01	Development begun within 3 years

---

### INFORMATIVES

---

U18443	Soil contamination
--------	--------------------

IL24  
IM13  
U18444  
IL29  
IE06  
IL25C

CIL liable  
Street numbering  
Composite Informative  
Construction Management Statement  
Details of piling-EHO consultation  
NPPF APPROVAL - Para. 186 and 187

# DETAILED CONDITIONS AND INFORMATIVES

---

## DETAILED CONDITIONS

---

### **U41765      Approved Drawing Nos**

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

14176LS dated October 2014,  
SRH 26A, 27, 28, 29, 30 and 31 dated 21/08/2015,  
TPP-SR A dated September 2015,  
SRH 01A dated 28/10/2015,  
SRH 19A dated 04/04/2016,  
SRH 13B dated 02/08/2016,  
SRH 32D dated 16/11/2016,

Structural Basement Impact Assessment, Daylight Assessment October 2015, Tree Protection Management Plan, Treet Root Assessment, Energy Report, Sustainable Construction Checklist, Sustainability and Energy Statement, Design and Access Statement, Geo-Environmental Desk Study and Preliminary Archaeological Desk Based Assessment

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

### **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.

### **U41766      Boundary Fencing**

None of the buildings hereby approved shall be occupied until a suitable means of enclosure has been erected along the boundary/ies of the site to the satisfaction of the Local Planning Authority and in accordance with details to be approved in writing by the Local Planning Authority.

REASON: To safeguard the amenities of the adjoining occupiers and the area generally.

### **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.

### **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.

### **DV37A Parking-Private vehicles-Dwelling~**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order) the shall not be altered or used for any purpose other than for the garaging or parking of private motor vehicles used by occupiers or visitors to the premises.

REASON: To ensure retention of satisfactory parking provision.

### **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

### **DV43B Parking Permits Restriction - GRAMPIAN**

Before the development hereby permitted begins a scheme shall be agreed in writing with the local planning authority and be put in place to ensure that, with the exception of disabled persons, no resident/commercial occupier of the development shall obtain a resident/commercial parking permit within any controlled parking zone which may be in force in the area at any time.

REASON: To ensure that the development does not generate an increased demand for on-street car parking to the detriment of the free flow of traffic, the conditions of general safety along the neighbouring highways, the amenity of the area and to accord with the Councils car parking policy and standards.

### **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.

### **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.

**U41767          Parking/loading/turning ~~**

No building/dwelling/part of the development shall be occupied until the 28 parking spaces indicated on Drawing No. SRH 32D has 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.

**GD02A          Restriction-Alterations/extn**

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 and the area generally.

**GD10A          Restrict outbuilds-Appear/amenity**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order) no building, enclosure or swimming pool falling within Part 1, Class E, shall be erected on any part of the land.

REASON: To safeguard the amenities of the adjoining occupiers and the area generally.

**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.

**U41768          Submitted Arboricultural Details**

The development hereby approved shall not be implemented other than in accordance with the principles and methodology as described within the approved Arboricultural details (Arboricultural Assessment and Protection Method Statement - 45-49 Station



Road, Hampton, TW12 2BU, prepared by ACS Consulting Ltd, dated Sept 2015), unless otherwise previously agreed in writing with the local planning authority.  
REASON: To ensure that the tree (s) are not damaged or otherwise adversely affected by demolition, building operations, excavations and soil compaction.

**U41769            Glazing to Car Showroom**

The proposed glazing on the front elevation of the car showroom shall not be openable in a manner which would allow vehicular access.

REASON: In the interests of pedestrian and vehicular safety.

**U41770            Soft and Hard Landscaping**

A) Prior to schemes completion and any property occupation, a tree planting scheme shall be submitted to and approved in writing by the local planning authority. No development shall take place until full details of both hard and soft landscaping, including details of landscape structures 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) Where within the Root Protection Area of retained trees hard landscape design, small structure installation and service installation should be formulated in accordance with section 7.4, 7.5 and 7.7 of British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations.

C) Soft landscape works shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment); the specification is to include details of the quantity, size, species, location, planting methodology, proposed time of planting and anticipated routine maintenance of all planting. Any proposed planting should be undertaken in accordance with appropriate British Standards.

D) All tree planting included within the approved specification shall be carried out in accordance with that specification and in accordance with: British Standard 5837:2012 Trees in relation to design, demolition and construction -Recommendations (sections 5.6) and BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations. There will also be a requirement which must acknowledge and accept the party responsible for the maintenance and replacement of any tree planted under the scheme that is removed, uprooted, destroyed or dies (or becomes in the opinion of the local planning authority seriously damaged or defective) within the period of 5 years from the date planting completed.

E) 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

**U41771            Crossover**

Details of the changes to the vehicular crossover to the site shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with these details prior to occupation and retained in situ thereafter.

REASON:: In the interests of pedestrian and vehicular safety.

**U41772            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.

**U41773          Solar PV Panels**

Prior to the occupation of the dwellings hereby approved, solar panels shall be installed to each property in accordance with the approved energy statement and in accordance with details to be submitted to and agreed in writing by the Local Planning Authority prior to installation. The solar panels shall remain in situ thereafter. The details of the panels to be submitted shall include the design, technical specification and external finishes thereof.

REASON: To accord with the Council's carbon reduction targets.

**U41774          EVCP**

Details of the electric vehicle charging points for the off street parking shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with these details prior to occupation and retained in situ thereafter.

Reason: In the interests of promoting sustainable forms of developments and to meet the terms of the application.

**U41775          Parking Allocation**

Details of how the proposed parking spaces are allocated shall be submitted to and approved in writing by the local planning authority and this allocation shall be implemented unless otherwise approved in writing.

REASON: To ensure the proposal meets the Parking Standards of the Council.

**U41776          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

**U41777 BREEAM Commercial**

The commercial building 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.

**U41778 Sustainable Drainage**

None of the dwellings hereby permitted shall be occupied until surface water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system and the results of the assessment provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:

- i) Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii) Include a timetable for its implementation; and
- iii) Provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

REASON: To ensure satisfactory and sustainable drainage within the site.

**U41779 No Sleeping Accommodation**

The basements hereby permitted shall not be used as sleeping accommodation.

REASON: The floor space is not suitable for use as a bedroom

**U41780 Green Roofs**

Prior to the occupation of the buildings hereby approved green roofs shall be installed on the roofs of the semi-detached houses and commercial building in accordance with details and a specification to be submitted to and approved in writing by the Local Planning Authority. The green roofs 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.

**U41781 Use of Roofs Restricted**

The roofs of the buildings hereby approved 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.

**U41782 Structural Impact Assessment**

The development hereby permitted shall not be carried out except in accordance with the measures set out in a basement impact assessment report to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction of the basement, including works of demolition and excavation. Should, during the course of construction and through monitoring, an occurrence be identified regarding structural, foundation or ground movement to neighbouring properties, the applicant shall immediately notify the Local Planning Authority to enable the relevant department within the Council to be notified.

REASON: To safeguard the structural integrity of the building and neighbouring buildings and maintain the character and appearance of the locality.

## **U41783 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 interests at the site.

### **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**

---

### **U18443 Soil contamination**

The applicant is advised that the Geo-Environmental Desk Study submitted with this application is sufficient to discharge Part 1a of condition DV29F.

### **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.

### **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)).

### **U18444 Composite Informative**

#### **Reason for granting:**

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

#### **Principal Policies:**

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

London Plan Policies: 3..3; 3.4; 3.5; 3.8; 3.10; 3.11; 3.12; 3,13; 4.2; 4.3; 5.1; 5.2; 5.3; 5.11; 5.21; 6.3; 6.9; 6.13; 7.4; 7.6 and 7.8

London Borough of Richmond-upon-Thames Core Strategy (2009): CP 1; CP 2; CP 5; CP 7; CP 8; CP 14; CP 15; CP 16; and; CP 19

London Borough of Richmond-upon-Thames Development Management Plan (2011): DM SD 1, DM SD 2, DM SD 5; DM TC 2; DM HD 1; DM HD 2; DM HD 3; DM HD 4; DM

HO2; DM HO 3; DM HO 4; DM HO 6; DM EM 1; DM EM 2; DM TP 1; DM TP 2; DM TP 7; DM TP 8; DM DC 1, DM DC 2; DM DC 4; DM DC 5; DM DC 6  
The Publication Version Local Plan 2016: LP 1; LP 2; LP 3; LP 4; LP 7; LP 8; LP 10; LP 11; LP 16; LP 17; LP 20; LP 22; LP 25; LP 34; LP 35; LP 36; LP 39; LP 40; LP 41; LP 45

London Borough of Richmond-upon-Thames Supplementary Planning Documents: Affordable Housing; Sustainable Construction Checklist; Design Quality; Residential Development Standards; Small and Medium Housing Sites; Front garden and other off street parking standards. Adopted Mayor of London Housing Supplementary Planning Guidance (March 2016) and adopted Affordable Housing and Viability Supplementary Planning Guidance (August 2017)

### **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.

### **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.

### **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

### **IL25C NPPF APPROVAL - Para. 186 and 187**

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

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

In this instance:

- o The application was acceptable as submitted, and approved without delay.
- o The application was amended following negotiations with the Council to ensure the scheme complied with adopted policy and guidance, and a decision was made without delay.
- 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.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION  
15/4581/FUL

---