

Charlotte Handscomb  
Savills  
33 Margaret Street  
London  
W1G 0JD

Letter Printed 9 July 2018

**FOR DECISION DATED**  
9 July 2018

Dear Sir/Madam

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

**Application:** 17/1550/FUL  
**Your ref:**  
**Our ref:** DC/LEM/17/1550/FUL/FUL  
**Applicant:** CAF Nominees  
**Agent:** Charlotte Handscomb

**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 **20 April 2017** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

**The Firs Church Grove Hampton Wick Kingston Upon Thames**

for

**Demolition of existing building and erection of part two storey/part four storey building to provide 9 residential flats (6 x one bed, 3 x two bed) and new basement level to facilitate provision of underground parking and associated hard and soft landscaping, cycle and refuse stores. New boundary treatment to existing vehicular access and relocation of grass verge and dropped kerb.**

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

Yours faithfully

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

Robert Angus  
Head of Development Management

# SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 17/1550/FUL

## APPLICANT NAME

CAF Nominees  
C/O Agent

## AGENT NAME

Charlotte Handscomb  
33 Margaret Street  
London  
W1G 0JD

## SITE

The Firs Church Grove Hampton Wick Kingston Upon Thames

## PROPOSAL

Demolition of existing building and erection of part two storey/part four storey building to provide 9 residential flats (6 x one bed, 3 x two bed) and new basement level to facilitate provision of underground parking and associated hard and soft landscaping, cycle and refuse stores. New boundary treatment to existing vehicular access and relocation of grass verge and dropped kerb.

## SUMMARY OF CONDITIONS AND INFORMATIVES

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### CONDITIONS

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# 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.

### **U45605 Miscellaneous details ~ Fenestration**

The fenestration; shall not be constructed otherwise than in accordance with details to be submitted to and approved in writing by the Local Planning Authority, such details include deep window reveals and 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.

### **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.

### **U45606 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 and operational details of any automatic vehicular gate within said boundary treatment. 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 and to ensure the development does not prejudice the free flow of traffic and highway and pedestrian safety.

### **U45607 DV15 Window obscure glazed-Non openable~**

The proposed windows to the northern side elevation(s) of the building(s) hereby approved shall be inset from the external elevations of the building(s) and shall only be glazed as identified on drawing number 154\_43\_34B.

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

### **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.

### **U45608 DV20B Parking-Private vehcls- Dwell'hse~**

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 parking spaces shown on drawing no. 154\_43\_02F and 154\_43\_09B; 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.

### **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

### **U45609 Approved drawings**

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

#### Drawings:

154\_42\_00, 154\_81\_01, 154\_81\_10, 154\_81\_20, 154\_81\_21, 154\_81\_22, 154\_81\_30, 154\_81\_31, 154\_81\_32, 154\_81\_33 - Received: 20th April 2017

154\_43\_09B, 154\_43\_10B, 154\_43\_11B, 154\_43\_12B, 154\_43\_13C, 154\_43\_14C, 154\_43\_20B, 154\_43\_30C, 154\_43\_31B, 154\_43\_32B, 154\_43\_33B, 154\_43\_34B - Received: 12th September 2017

154\_43\_01D, 154\_43\_02G - Received: 31st January 2018

#### Documents:

Daylight and Sunlight Assessment (Prepared by Brooks Development, dated 31/03/2017), Energy and Sustainability Statement (Prepared by Mecserve, ref: C6310/Issue 02, dated 02 March 2017) - Received: 20th April 2017

Ecological Briefing Note (Prepared by CSA Environmental, dated June 2017) - Received: 16th January 2017

Life Cycle Carbon Assessment, prepared by Mecserve ref: C6310 (dated June 2018), Structural Engineering Advice Note, prepared by Blue Structural Engineering LLP (dated: 12 June 2018) - Received: 18/06/2018

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 5837:2012 '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).

#### **LT06 Tree Planting Scheme**

(A) No development shall take place until a specification of all proposed tree planting has been 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 proposal in the long term with regard to their mature size and anticipated routine maintenance. 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).

(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.

#### **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.

#### **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.

#### **U45610 NS01 - Porous hard surfacing**

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.

#### **U45611 NS02 - Details of Renewables (Solar PVs)**

Prior to first occupation of a unit approved, solar panels shall be installed in accordance with details to be submitted to and approved in writing by the local planning authority. The details shall include the design, technical specification and external finishes thereof and comply with the approved Energy Statement prepared by Mecserve, ref: C6310, Issue No. 02.

REASON: In the interests of promoting sustainable forms of developments

#### **U45612 NS03 - Parking layout**

No part of the development shall be occupied until the 9 basement parking spaces as shown on approved drawing 154\_43\_09B have been laid out in the approved manner and made available for use by occupiers/visitors at all times thereafter.

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

#### **U45613 NS04 - EV Charging Points-All Active**

The 9 Electric Vehicle (EV) charging points shown on approved drawing 154\_43\_09B shall be installed in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Such details to include siting, external finishes and maintenance plan. The approved details shall be retained as active EV charging points at all times.

REASON: To ensure a sustainable form of development and to comply with London Plan Policy 6.13.

**U45614          NS05 - Disabled Parking**

Provision of 1 parking space for people with disabilities shall be made available in accordance with the approved drawing 154\_43\_10B. Further details shall be submitted to and approved in writing by the Local Planning Authority, such drawings to show 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.

**U45615          NS06 - Green roof**

Prior to commencement of the development hereby approved details of the green roof as shown on Drawing 154\_43\_14C shall be submitted to and approved in writing by the local planning authority, such detail to include irrigation and maintenance plan. The approved details shall be retained thereafter.

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

**U45616          NS07 - Use of Roof Restricted**

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.

**U45617          NS08 - 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 drawings numbered 154\_43\_31B, 154\_43\_32B, 154\_43\_33B, 154\_43\_34B.

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

**U45618          NS09 - 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 constructed 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.

**U45619          NS10 - External Lighting**

Prior to the commencement of development, details of the external lighting plan including locations and lux horizontal contour plan 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.

**U45620          NS11-Door design/Disabled access(adapt)**

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.

**U45621 NS12 - 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 ensure the development retains the increased unit numbers and variety of sizes and types

**U45622 NS13 - Car Lift Mechanism/workings**

Prior to the commencement of development, details of the Car Lift and a Scheme of Works/Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The submitted detail to include; how safety concerns about car lift operation, breakdowns and incidents will be addressed within the development, details of 24 hour/7 days a week/365 days a year lift maintenance callout contracts providing prompt responses to breakdown, repair and maintenance of the car lift, details of effective mobile phone coverage in the basement car park for disabled, older and other people to call for assistance, provision of an active emergency phone/line within the lift to enable occupants of trapped vehicles/car lift to call for assistance, details of the manufacturer, model no. and car lift scheme of works detailing structural borne noise impacts/mitigation to the residential dwellings above.

REASON: To safeguard the amenities of future occupants, general safety of users of the car lift and highway conditions in general.

**U45623 NS14 - Mechanical Services Noise Control**

Any plant/Mechanical Services to be installed shall not be operated except in accordance with the following noise criteria:

The cumulative measured or calculated rating level of noise emitted from the plant to which the application refers, shall be 5dB(A) below the existing background noise level or 10dB(A) below if there is a particular tonal or discrete component to the noise, at all times that the mechanical system etc operates. The measured or calculated noise levels shall be determined at the boundary of the nearest ground floor noise sensitive premises or 1 meter from the facade of the nearest first floor (or higher) noise sensitive premises, and in accordance to the latest British Standard 4142.

In addition the noise from the plant must continue achieve the "good to reasonable standard" for internal noise levels detailed in Table 5 of BS 8233 'Sound Insulation and Noise Reduction for Buildings CofP'.

REASON: To protect neighbouring residents from undue noise and vibration pollution.

**U45624 NS15 - Ecological Enhancements**

Prior to the commencement of development, a scheme for ecological enhancements in accordance with all recommendations set out within the Revised Ecological Briefing Note by CSA Environmental, dated June 2017 (received 16/01/2018) shall be submitted to and approved in writing by the Local Planning Authority, such details to include bat/bird/butterfly/stag beetle and hedgehog habitats enhancement specifications, locations, heights and aspects. No part of the development shall be occupied until these biodiversity enhancements have been carried out in accordance with the details so approved.

REASON: In order to secure the appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development

**U45625 NS16 - Building regulations M4(2)**

Flats 1 and 2 of 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.

**U45626 NS17 - Highway Works GRAMPIAN**

No occupancy of the development hereby approved shall occur until the proposed vehicular access is provided in accordance with details as shown on drawing no. 154\_43\_02G and the existing vehicular access as shown on drawing no. 154\_81\_01 is closed off and the public footway and grass verge reinstated in accordance with details to be approved in writing by the Local Planning Authority.

REASON: To safeguard free flow of traffic in the locality and pedestrian and highway safety.

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**DETAILED INFORMATIVES**

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**U21830 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: 2.6, 2.7, 2.8, 3.4, 3.5, 3.11, 5.1, 5.2, 5.3, 5.5, 5.3, 5.7, 5.8, 5.11, 6.1, 6.3, 6.9, 6.10, 6.13, 7.4, 7.5, 7.6, 7.8, 7.9, 7.17, 7.18, 7.19, 7.21

Core Strategy Policies: CP1, CP2, CP3, CP5, CP6, CP7, CP10, CP14, CP15

Development Management Plan Policies: DM SD1, DM SD2, DM SD5, DM OS2, DM OS5, DM HD1, DM HD4, DM HO2, DM HO4, DM HO6, DM TP1, DM TP2, DM TP6, DM TP7, DM TP8, DM DC1, DM DC4, DM DC5, DC6

Local Plan Policies: LP1, LP2, LP3, LP7, LP8, LP10, LP13, LP15, LP16, LP17, LP20, LP22, LP30, LP34, LP35, LP35, LP36, LP39, LP44, LP45

Supplementary Planning Guidance: Affordable Housing SPG (2014), Design Quality (2006), Refuse and Recycling Storage Requirements (2015), Residential Development Standards SPD (2010), Sustainable Construction Checklist SPD (2011), Technical Housing Standards - Nationally Described Space Standard (March 2015), Hampton Wick and Teddington Village Planning Guidance (Character Area 11) (June 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.

#### **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

### **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.

### **U21833 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 amended following negotiations with the Council to ensure the scheme complied with adopted policy and guidance, and a decision was made without delay.

### **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)).

### **U21834 NI01 - Applicant Informative**

The applicant is advised that if any works are within 3 or 6 metres of the party wall or foundation, you will need a party wall agreement. This is a private matter between neighbours and does not involve the Council.

### **U21835 NI02 - 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.

### **U21836 NI03 - Nature Conservation**

When submitting proposals for landscaping/planting the site applicants are advised that in determining the suitability of such proposals the Local Planning Authority will take into account the scope for enhancing the nature conservation interest of the site and promote the use of native species. Ecology officers will require that any planting scheme will need to replace the lost apple and walnut species within the development and any removal of vegetation must be carried out outside of bird nesting season, or checked by a suitably qualified person.

**U21837            NI04 - Trees - Size of new stock**

The Local Planning Authority would normally expect all new trees to be planted to be a minimum size of SELECTED STANDARD which shall have a sturdy reasonably straight stem with a clear height from ground level to the lowest branch of 1.8m, an overall height of between 3m and 3.5m and a stem circumference measured at 1m from ground level of 10-12cm. The tree shall, according to the species and intended use, have either a well-balanced branching head or a well-defined, straight and upright central leader with the branches growing out from the stem with reasonable symmetry.

**U21838            NI05 - Contaminated Land Informative**

Although records show no indication of the site or its immediate surroundings having been subject to previous potentially contaminative land uses; the applicant is advised to keep a watching brief and to contact the Council should any unexpected contamination be encountered

**U21839            NI06 - Highway Works**

The applicant will be required to apply to the Highway Authority for the proposed alterations to the crossovers, the costs will be borne by the applicant.

**U21840            NI07 - Ecological Enhancements**

When submitting proposals for ecological enhancements, the site applicants are advised that in determining the suitability of such proposals, the local planning authority will require the provision of four swift bricks, 2 bad tubes/bricks, 1 stage beetle logger and 1 hedgehog house.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION  
17/1550/FUL

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