

**Environment Directorate / Development Management**

Web: [www.richmond.gov.uk/planning](http://www.richmond.gov.uk/planning)  
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**Notice of Approval of Reserved Matters**

Mr Mark Buxton  
CgMs  
140 London Wall  
London  
EC2Y 5DN

Letter Printed 24 January 2019

**FOR DECISION DATED**  
24 January 2019

Dear Sir/Madam

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

**Application:** 17/2332/RES  
**Your ref:** Richmond College Sports Centr...  
**Our ref:** DC/WEW/17/2332/RES/RES  
**Applicant:**  
**Agent:** Mr Mark Buxton

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

**Richmond Upon Thames College Egerton Road Twickenham TW2 7SJ**

for

**Detailed Reserved Matters application including Appearance, Landscaping (In part), Layout (In part) and Scale for Phase 2a (in part) of the College Development Zone (in Part) including Building Zone 3 pursuant to Conditions U08027 and U08031 of Outline Planning Permission 15/3038/OUT dated 16.08.16 (Outline application for the demolition of existing college buildings, removal of hardsurfacing, site clearance and groundworks together with the redevelopment of the site to provide:**

- 1) A new campus for education and enterprise purposes, comprising; Replacement College (Use Class D1) of up to 16,000sqm to accommodate up to 3,000 FTE day time students, as well as evening and weekend use; A Science, Technology, Engineering and Maths (STEM) Centre (D1 Use Class) of up to 6,100sqm;**
- 2) A new Secondary School (D1 Use Class) of up to 7,000 sqm for up to 750 students;**
- 3) A new Special Educational Needs (SEN) School (D1 Use Class) of up to 4,000sqm for up to 115 students;**
- 4) A new ancillary 'Technical Hub' for Haymarket Media (B1 Use Class) of up to 1,700sqm;**

- 5) Replacement on-site sports centre (D2 Use Class) of up to 3,900sqm to serve both the college, schools and wider community;
- 6) The upgrading of existing Craneford Way playing fields for use by the college, schools and local community;
- 7) Alterations to existing means of access for vehicles, pedestrians and cyclists from the A316 involving the creation of a signalised junction, alterations to the A316 footbridge and minor realignment of Langhorn Drive, alterations of existing vehicular access points on Egerton Road as well as the upgrading of Marsh Farm Lane footpath;
- 8) Provision of on-site parking (non-residential) for up to 230 vehicles, open space and landscaping, and
- 9) A new residential development of up to 180 units together with associated parking for up to 190 vehicles, open space and landscaping).

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 17/2332/RES

### APPLICANT NAME

C/O Agent

### AGENT NAME

Mr Mark Buxton  
140 London Wall  
London  
EC2Y 5DN

### SITE

Richmond Upon Thames College Egerton Road Twickenham TW2 7SJ

### PROPOSAL

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- 3) A new Special Educational Needs (SEN) School (D1 Use Class) of up to 4,000sqm for up to 115 students;
- 4) A new ancillary 'Technical Hub' for Haymarket Media (B1 Use Class) of up to 1,700sqm;
- 5) Replacement on-site sports centre (D2 Use Class) of up to 3,900sqm to serve both the college, schools and wider community;
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- 7) Alterations to existing means of access for vehicles, pedestrians and cyclists from the A316 involving the creation of a signalised junction, alterations to the A316 footbridge and minor realignment of Langhorn Drive, alterations of existing vehicular access points on Egerton Road as well as the upgrading of Marsh Farm Lane footpath;
- 8) Provision of on-site parking (non-residential) for up to 230 vehicles, open space and landscaping, and
- 9) A new residential development of up to 180 units together with associated parking for up to 190 vehicles, open space and landscaping).

## SUMMARY OF CONDITIONS AND INFORMATIVES

### CONDITIONS

U55810	DV48 Approved Drawings
DV11	Use of roof restricted
U55811	NS01 Materials
U55812	NS02 Cycle Parking Management
U55813	NS03 Parking for People with Disabilitie
U55814	NS09 Landscaping
U55815	NS05 Registration of Construction Vehicl
U55816	NS06 Waste/Recycling Management Strategy
U55817	NS07 Cycle Parking
U55818	NS08 Illumination of the Sports Building
U55819	NS04 Bat Box

### INFORMATIVES

U30052	Network Rail
U31503	Composite Informative
U31507	Legal Agreement
U31505	Advertisements
U31506	OPP compliance
U31504	NPPF APPROVAL - Para. 38-42

## DETAILED CONDITIONS AND INFORMATIVES

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### DETAILED CONDITIONS

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#### **U55810 DV48 Approved Drawings**

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

Compliance Statement, Design and Access Statement, Drainage Strategy, External Lighting Statement, External Materials and Furniture Schedule, Drawings 5137894-ATK-SP-00-DR-A-0001, 5137894-ATK-SP-00-DR-A-002, 5137894-ATK-SP-00-DR-A-1000, 5137894-ATK-SP-01-DR-A-1001, 5137894-ATK-SP-02-DR-A-1002, 5137894-ATK-SP-ZZ-DR-A-2000, 5137894-ATK-SP-ZZ-DR-A-2100, 5137894-ATK-SP-ZZ-DR-A-2101, 5137894-ATK-SP-ZZ-DR-A-2500, 5137894-ATK-SP-ZZ-DR-A-2600, 5137894-ATK-SP-ZZ-DR-A-3000, 5137894-ATK-SP-ZZ-DR-A-3001, 5137894-ATK-SP-ZZ-DR-A-3100, 5137894-ATK-SP-ZZ-DR-A-6000, LD DET 632 A, LD LET 631 A, LD LET 633 A, LD PLN 030 A, LD PLN 031 A received on 13 June 2017

Drawing LD DET 634 Rev B received on 16 November 2017

Drawing LD PLN 032 Rev C, LD PLN 033A received on 6 February 2018

Ecological Enhancement Report, Landscape Management Plan Version 5, Drawings 5137894-ATK-SP-22-DR-A-2001 Rev P-1, 5137894-ATK-SP-04-DR-A-1003 Rev P01, LD PLN431 Rev D received on 10 April 2018

Drawing LD PLN 231 Rev D received on 5 September 2018

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

#### **DV11 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.

#### **U55811 NS01 Materials**

The materials for the sports building shall be constructed in accordance with details shown on the approved drawings unless otherwise agreed in writing by the Local Planning Authority. REASON: To accord with the terms of the application, for the avoidance of doubt and in the interests of proper planning.

#### **U55812 NS02 Cycle Parking Management**

Prior to occupation of the Sports building a Cycle Parking Management Plan shall be submitted to and approved in writing by the Local Planning Authority and shall show location and details of cycle parking spaces for students, staff and visitors.

REASON: To ensure all users of the College Development Zone have access to facilities which encourage travel by sustainable modes of transport.

#### **U55813 NS03 Parking for People with Disabilities**

Prior to occupation of the sports building hereby approved details shall be submitted to and be approved in writing by the Local Planning Authority demonstrating how the accessible car parking bays shall be managed such that they are available for use at all times outside of College closing times and by all users of the College Development Zone.

REASON: To ensure inclusive access of the site for all users.

**U55814 NS09 Landscaping**

The hard and soft landscaping shall be installed in accordance with the details hereby approved prior to the first use of the Sports building. If within a period of 5 years from the date of planting of any tree/plant/shrub or any tree/plant/shrub 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/plant/shrub of the same species and size originally planted shall be planted at the same place in the next planting season unless otherwise agreed in writing with the local planning authority. REASON: To safeguard the amenities of neighbouring occupiers and to ensure that the proposed development does not prejudice the appearance of the locality.

**U55815 NS05 Registration of Construction Vehicle**

All on-site construction vehicles and equipment must be registered on the Non-Road Mobile Machinery website prior to their first use at the site. REASON: To keep additional NO2 to a minimum in this AQMA.

**U55816 NS06 Waste/Recycling Management Strategy**

Prior to the use of the Sports building, a Waste Management Strategy detailing how waste and recycling will be managed, separated and delivered to/from the bin store area for the College Development Zone having regard to the Refuse and Recycling Storage Requirements SPD (2015) is to be submitted to and approved in writing by the Local Planning Authority and thereafter the approved Strategy shall be implemented. REASON: To maximise recycling and ensure proper management of waste for reasons of sustainability.

**U55817 NS07 Cycle Parking**

Prior to the first use of the sports building the cycle parking shall be installed in accordance with drawings hereby approved and be retained thereafter. REASON: To ensure a sustainable form of development.

**U55818 NS08 Illumination of the Sports Building**

The Sports building shall at no time be illuminated as a night time feature building. REASON: The building is not a landmark element of the OPP and to protect the amenity of nearby residents.

**U55819 NS04 Bat Box**

Use of the 1 no. bat box hereby approved shall be monitored for a period of two years following installation and evidence of use of the bat box shall be submitted to the Local Planning Authority for review. If following such monitoring and review it is determined that the bat box has not been used, it shall be relocated within three (3) months to a new location within the College Development Zone to be submitted and approved in writing by the Local Planning Authority. REASON: To ensure the implementation of ecological enhancement measures in the interests of ecology and proper planning.

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**DETAILED INFORMATIVES**

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**U30052 Network Rail**

If, in connection with your investigations and/or work, you become aware of Network Rail apparatus or underground services within your area of work, please ensure

Network Rail is notified as a matter of urgency so that appropriate measures for avoidance of risk and damage can be put in place.

### **U31503 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:-

National Planning Framework (NPPF)

The London Plan 2016: The Spatial Development Strategy: 3.18, 5.2, 5.7, 5.10, 5.11, 5.13,

6.9, 7.2, 7.3, 7.6, 7.19, 7.21

Local Plan (Publication Version for Consultation) (2017): LP1, LP2, LP5, LP8, LP10, LP15, LP16, LP17, LP20, LP22, LP28, LP29, LP31, LP45

London Plan - Supplementary Planning Guidance: Accessible London - Achieving and Inclusive Environment (2014), London Planning Statement May 2014, Sustainable Design and Construction (2014)

Crane Valley Planning Guidelines (2005)

SPGs/SPDs: Design Quality (2006), Design for Maximum Access, Design Guidelines for Nature Conservation and Development, Security by Design (2002), Design Guidelines Trees: Landscape Design, Planting and Care , Sustainable Construction Checklist/Zero Carbon

#### **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.

**U31507      Legal Agreement**

The legal agreement associated with the outline permission 15/3038/OUT shall be read in conjunction with this permission.

**U31505      Advertisements**

A separate Consent for the display of advertisements on the premises will be required.

**U31506      OPP compliance**

The conditions and informatives set out in Planning Application 15/3038/OUT remain in force. Approval of Reserved Matters does not constitute the discharge of any relevant planning conditions set out in the outline planning permission.

**U31504      NPPF APPROVAL - Para. 38-42**

In accordance with paragraphs 38-42 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.



END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION  
17/2332/RES

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