

Mr Nick Bishop  
Lichfields  
14 Regents Wharf  
All Saints Street  
London  
N1 9RL

Letter Printed 25 March 2019

**FOR DECISION DATED**  
25 March 2019

Dear Sir/Madam

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

**Application:** 18/2977/FUL  
**Your ref:**  
**Our ref:** DC/JAG/18/2977/FUL/FUL  
**Applicant:** English Heritage  
**Agent:** Mr Nick Bishop

**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 **7 September 2018** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

**Marble Hill House Marble Hill Park Richmond Road Twickenham**

for

- 1. Marble Hill House: External decoration and repair work (if a window is substantially rotten, partial or full replacement of joinery) and replacement rooflight.**
- 2. Stable Block: External alterations, installation of mechanical plant, timber plant enclosure to the rear and front landscaping (creating an outdoor seating area) to facilitate the refurbishment of the existing café.**
- 3. Service Yard: new pedestrian access and associated refuse storage facilities.**
- 4. Landscaping: new soft and hard landscaping including restoration of gardens, upgrade of sports pitches and facilities, replacement of seating and new play areas.**
- 5. Sports Centre: External ramp for improved access.**

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 18/2977/FUL

## APPLICANT NAME

English Heritage

## AGENT NAME

Mr Nick Bishop  
14 Regents Wharf  
All Saints Street  
London  
N1 9RL

## SITE

Marble Hill House Marble Hill Park Richmond Road Twickenham

## PROPOSAL

1. Marble Hill House: External decoration and repair work (if a window is substantially rotten, partial or full replacement of joinery) and replacement rooflight.
2. Stable Block: External alterations, installation of mechanical plant, timber plant enclosure to the rear and front landscaping (creating an outdoor seating area) to facilitate the refurbishment of the existing café.
3. Service Yard: new pedestrian access and associated refuse storage facilities.
4. Landscaping: new soft and hard landscaping including restoration of gardens, upgrade of sports pitches and facilities, replacement of seating and new play areas.
5. Sports Centre: External ramp for improved access.

## SUMMARY OF CONDITIONS AND INFORMATIVES

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### CONDITIONS

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AT01	Development begun within 3 years
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DV18A	Refuse arrangements
DV30	Refuse storage
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U0058977	NS20 - Hard Landscaping Required
U0058978	NS21 - Landscape management (Large Schem
U0058979	NS22 - Landscape Ecology Management Plan
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U0058981	NS24 - Ecological Enhancements
U0058982	NS25 - Ecological Recomm's enhancements
U0058983	NS26 - Bat and Badger Surveys
U0058984	NS27 - Artificial Badger Sett
U0058985	NS28 - Sports Pitch Phasing
U0058986	NS29 - Public Toilets

U0058987  
U0058988

NS30 - Development Phasing  
NS31 - Path Upgrade

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**INFORMATIVES**

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U0030719	Composite Informative
IH08A	Travel Plan
IL29	Construction Management Statement
U0030720	NPPF APPROVAL - Para. 38-42

# 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.

### **BD13A Materials to match exist'-be app'd**

The external surfaces of the building(s) (including fenestration) and all areas of hard surfacing, where applicable, shall not be constructed other than in materials to match the existing and in accordance with details/samples of which shall be submitted to and approved in writing by the Local Planning Authority.

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

### **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.

### **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.

### **U0058957 Approved drawings**

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

Existing Plans - all received on 07.09.2018 (unless otherwise stated)

- o Site Plan - 581\_PL\_L\_00
- o Landscape - 581\_PL\_L\_24 Rev A; 581\_PL\_L\_21 Rev F
- o Main House - 16\_132\_002; 16\_132\_006; 16\_132\_109 C; 16\_132\_110 C; 16\_132\_111 B; 16\_132\_112; 16\_132\_113 A; 16\_132\_114 ; 16\_132\_121; 16\_132\_122; 16\_132\_123; 16\_132\_124; 16\_132\_125; 16\_132\_300 A
- o Sports Block- 17\_146 - 001; 17\_146 - 110; 17\_146 - 111; 17\_146 - 122
- o Stable Block - 533- L- 1001; 533- L- 1008; 533- L- 1010; 533- L- 1011; 533- L- 1020; 533- L- 1021; 533- L- 1030; 533- L- 1031; 533-D-2024; 533-L-1021

Proposed Plans - all received on 07.09.2018 (unless otherwise stated)

- o Landscape - 581\_PL\_L\_00 Rev A; 581\_PL\_L\_01 Rev K; 581\_PL\_L\_02 Rev D; 581\_PL\_L\_03 Rev E; 581\_PL\_L\_04 Rev G; 581\_PL\_L\_05 Rev B; 581\_PL\_L\_06 L Rev B; 581\_PL\_L\_07 Rev B; 581\_PL\_L\_10 Rev E; 581\_PL\_L\_11 Rev C; 581\_PL\_L\_15 Rev A; 581\_PL\_L\_18 Rev B; 581\_PL\_L\_19 Rev A; 581\_PL\_L\_20 Rev A; 581\_PL\_L\_22 Rev A; 581\_PL\_L\_23 Rev D (received 14.11.18); 581\_PL\_L\_25 Rev E; 581\_PL\_L\_26 Rev E; 581\_PL\_L\_27 Rev E; 581\_PL\_L\_28 Rev E; 581\_PL\_L\_29 Rev E; 581\_PL\_L\_32 Rev A; 581\_PL\_L\_33 Rev A; 581\_PL\_L\_34 Rev A; 581\_PL\_S\_01 Rev I; 581\_PL\_S\_03 Rev G; 581\_SK\_78 (received on 20.11.18); 581\_PL\_L\_35 (received 14.11.18); 581\_PL\_L\_36 Rev A - PART-SUPERSEDED (received 18.12.18); 581\_PL\_L\_37 Rev A - PART-SUPERSEDED (received 18.12.18); Tree Schedule Rev D - PART SUPERSEDED (received 18.12.18);

Email from applicant (dated 18.12.18) confirming that the trees identified on drawing no's 581\_PL\_L\_36 Rev A - PART-SUPERSEDED, 581\_PL\_L\_37 Rev A - PART-

SUPERSEDED and Tree Schedule Rev D - PART-SUPERSEDED do not form part of 18/2977/FUL & 18/2978/FUL.

- o Main House - 16\_132\_209 B; 16\_132\_210 E; 16\_132\_211 C; 16\_132\_212 B; 16\_132\_213 C; 16\_132\_214 B; 16\_132\_221 B; 16\_132\_222 B; 16\_1; 32\_223 B; 16\_132\_224 B; 16\_132\_225 C; 16\_132\_240 D; 16\_132\_241 B; 16\_132\_242 B; 16\_132\_243 C; 16\_132\_259 B; 16\_132\_260 B; 16\_132\_261 B; 16\_132\_262 B; 16\_132\_263 B; 16\_132\_270 C; 16\_132\_271; 16\_132\_280 B; 16\_132\_281 B; 16\_132\_282 B; 16\_132\_283 B; 16\_132\_301 E; 16\_132\_302 B; 16\_132\_311 A; 16\_132\_312 B; 16\_132\_315 A; 16\_132\_316 A; 16\_132\_330 C; 16\_132\_331; 16\_132\_332; 16\_132\_333; 16\_132\_336 - 341
- o Sports Block - 17\_146 - 121; 17\_146 - 221 A; 17\_146 - 222
- o Stable Block - 533- L- 1050; 533- L- 1051; 533- L- 1052 ; 533- L- 1053; 533- L- 1054; 533- L- 1055; 533- L- 2001 Rev B; 533- L- 2002 Rev B; 533- L- 2010 Rev B; 533- L- 2011; 533- L- 2020; 533- L- 2021 ; 533- L- 2030; 533- L- 2031; 99480/8-SK-BW-151 Rev A; 99480/8-SK-BW-152 Rev A; 99480/8-SK-BW-153; 99480/8-SK-BW-154; 533-D-2020; 533-D-2021; 533-D-2025; 533-D-2026; 533-D-2027; 533-D-2028; 533-L-2011 - 533-L-2011 Rev A; 533-L-2032 (received on 20.11.18)

Reports (received 07.09.2018 unless otherwise stated):

Transport Assessment v7 (Vectos, August 2018); Parking Response Note 172807/N03 (Vectos, November 2018 - received on 14.11.18); Arboricultural Impact Assessment CBA10677 v11 (CBA trees, November 2018 - received 14.11.18); Archaeological Impact Assessment (Brian Dix 09.02.2017/22.08.2018); Site Archive Completion Report (English Heritage, August 2018); Landscape Investigations Report (Historic England, 2017); Preliminary Ecological Report (The Ecology Consultancy, 2018); Combined Bat Survey Report 2016-2018 (FOA Ecology, August 2018); Bat Survey Addendum (FOA Ecology, October 2018 - received 26.10.18); 2017 & 2018 Combined Badger Report (FOA Ecology, August 2018); Badger, Bat and Nesting Bird Response following October Site Visit (FOA Ecology - received on 14.11.18); Breeding Bird Survey (Salix Ecology, August 2018); Flood Risk Assessment Rev E (PBA, November 2018 - received on 14.11.18); Ecology Note (Lichfields, December 2018 - received on 10.12.18) ) Conservation Management Plan Volumes 1 and 2 (Built Heritage Consultancy, January 2017); Heritage Impact Assessment - South End House and Gazebo (English Heritage, August 2018); Heritage Impact Assessment - Stable Block (English Heritage, August 2018); Heritage Impact Assessment - Marble Hill House (English Heritage, August 2018); Woodland Quarter Tree Report Rev G (J&L Gibbons, September, 2018); Marble Hill 10 Year Management and Maintenance Plan (English Heritage, August, 2018); Marble Hill House Report on Compartmentation (Historic England); Marble Hill House Damp Report (Floyd Consult, May 2017); Marble Hill House Lift Appraisal Rev C (van Heyningen and Haward Architects, August 2018); Marble Hill House Paint Research - Archive Report (Crick Smith Conservation, February 2004); Planning Statement (Lichfields, September 2018); Noise Impact Assessment 124898 - AC - 3v6 (HRS Services Limited, August 2018); Drainage Statement PC/19121 (The Morton Partnership, August 2018); Kitchen Ventilation - Stables Block (Cooper 8 Ltd, August 2018); Statement of Community Involvement (September 2018); Stable Block Schedule of Repairs and Alterations (Van Heyningen and Haward Architects, September 2018); Marble Hill House Room by Room Schedule of Internal Works (Acanthus Clews Architects, March 2017); Design and Access Statement - Landscape Proposals (J&L Gibbons, September 2018); Design and Access Statement - Sports Building 17\_146-R4A (Acanthus Clews Architects, October 2018 - received on 14.11.18); Design and Access Statement - Stable Block (van Heyningen and Haward Architects, August 2018); Design and Access Statement - Marble Hill House 16\_132 - R8 C (Acanthus Clews Architects, August 2018); Framework Travel Plan (Vectos, September 2018); Rapid Health Impact Assessment Tool (Lichfields, September 2018).

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

**U0058958      NS01 - Mechanical Services Noise Control**

No mechanical services plant shall be installed other than in strict accordance with the details provided in the acoustic report submitted by HRS Services Ltd reference 124898 AC 3v6 and specifically section 5 Table 10 Attenuation Requirements. The plant shall thereafter be retained as approved, unless otherwise agreed in writing by the LPA.  
REASON: In order to safeguard the amenities of neighbouring residents.

**U0058959      NS02 - Kitchen Extract Odour Control**

Prior to the occupation of the café, the kitchen extraction system hereby permitted shall be installed in strict accordance with the details provided in the odour control report submitted by Cooper 8 Ltd dated August 2018. The plant shall thereafter be retained as approved, unless otherwise agreed in writing by the LPA.  
REASON: In order to safeguard the amenities of neighbouring residents.

**U0058960      NS03 - Flood Risk Assessment**

A.      The development shall not be implemented other than in accordance with the approved flood risk assessment (FRA) Proposed Works at Marble Hill Park, Twickenham Flood Risk Assessment (Rev E) received on 14.11.18 and the compensatory flood storage measures detailed within the FRA.

B.      Prior to the occupation of the café and house, the mitigation measures shall be fully implemented or in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

REASON: To prevent flooding on site and elsewhere by ensuring that compensatory storage of flood water is provided.

**U0058961      NS04 - Sustainable Drainage System**

Unless otherwise agreed in writing with the Local Planning Authority, no works hereby permitted shall commence until such time as a scheme to dispose of surface water (and the timing for implementation) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and retained as approved, unless otherwise agreed in writing by the LPA.

REASON: In the interest of sustainable construction, to avoid excessive surface water runoff and to ensure that the surface water drainage system does not pollute the ground water below the site.

**U0058962      NS05 - Cycle Parking**

Prior to occupation of the café and House, a scheme showing the cycle parking facilities, as indicated on 581\_PL\_L\_04 Rev G, shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented and retained. 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.

**U0058963      NS06 - Travel Plan**

Staff and customer/visitor travel surveys shall be undertaken in accordance with a survey methodology to be submitted to and approved by the Local Planning Authority prior to it being carried out. Within 6 months of the use commencing, a new travel plan based on the results of the survey shall be submitted with clear objectives, targets, actions and timeframes to manage the transport needs of staff and customer / visitors to the development, to minimise car usage and to achieve a shift to alternative transport modes.

Following approval by the Local Planning Authority, the applicant shall then implement these actions to secure the objectives and targets within the approved plan. The travel plan (including surveys) shall be annually revised and a written review of the travel plan

submitted and approved by Council by the anniversary of its first approval and yearly thereafter. At the third anniversary, the travel plan (including surveys) shall be re-written, and resubmitted for further approval by the Council. This review and re-write cycle shall continue every three years and any approved revision shall be implemented within three months of the date of approval.

REASON: In order to comply with the objectives of national and local Planning Policies which promote sustainable development with particular regard to transport.

**U0058964 NS07 - Parking spaces for specified uses**

A. Prior to occupation of the café and House, the parking spaces within the main car park, as indicated on Drawing No. 17\_146-001, shall be clearly marked out on site at all times and shall not be used for any purposes other than for the parking of private motor vehicles used by visitors to the site, unless otherwise agreed in writing by the LPA.

B. No coaches shall enter the park.

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.

**U0058965 NS08 - Delivery and Servicing Plan -cafe**

The development hereby approved shall not be occupied until a delivery and servicing management plan for the Stable Block has been submitted to and agreed in writing by the Local Planning Authority. The scheme approved by the local planning authority shall be implemented at all times in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure a safe and convenient form of development with limited impact on local roads and to safeguard the amenities of nearby occupiers and the area generally.

**U0058966 NS09 - Group visits**

No coaches shall park at the site. Coach group visits to the park shall be limited to 25 visitors, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure a safe and convenient form of development with limited impact on local roads and to safeguard the amenities of nearby occupiers and the area generally.

**U0058967 NS10 - Electric Vehicle Charging Points**

A. Unless otherwise agreed in writing with the Local Planning Authority, no development shall take place until a scheme for EVC infrastructure, in accordance with London Plan Standards (unless otherwise agreed in writing by the Local Planning Authority) has been submitted to and approved in writing by the Local Planning Authority (in consultation with TFL). The scheme shall include a programme for implementation.

B. The development shall not be occupied until ALL the approved EVC infrastructure has been installed and ready for use, and is thereafter retained for use.

REASON: To encourage the use of ultra-low emission vehicles.

**U0058968 NS11 - Construction Method Statement**

Unless otherwise agreed in writing with the Local Planning Authority, no development shall take place, including any works of demolition and felling of trees, until a Construction Management Statement (to include any demolition works) has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the construction period. The Statement shall provide for:



1. The size, number, routing and manoeuvring tracking of construction vehicles to and from the site, and holding areas for these on/off site;
2. Site layout plan showing manoeuvring tracks for vehicles accessing the site to allow these to turn and exit in forward gear;
3. Details and location of parking for site operatives and visitor vehicles (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
4. Details and location where plant and materials will be loaded and unloaded;
5. Details and location where plant and materials used in constructing the development will be stored, and the location of skips on the highway if required;
6. Details of any necessary suspension of pavement, roadspace, bus stops and/or parking bays;
7. Details where security hoardings (including decorative displays and facilities for public viewing) will be installed, and the maintenance of such;
8. Details of any wheel washing facilities;
9. Details of a scheme for recycling/disposing of waste resulting from demolition and construction works (including excavation, location and emptying of skips);
10. Details of measures that will be applied to control the emission of noise, vibration and dust including working hours. This should follow Best Practice detailed within BS5288:2009 Code of Practice for Noise and Vibration Control on Construction and Open Sites;
11. Details of any highway licenses and traffic orders that may be required (such as for licences for any structures / materials on the highway or pavement; or suspensions to allow the routing of construction vehicles to the site);
12. Details of the phasing programming and timing of works;
13. Where applicable, the Construction Management Statement should be written in conjunction with the Arboricultural Method Statement, and in accordance with British Standard BS5837:2012 'Trees in relation to design, demolition and construction - recommendations', in particular section 5.5, 6.1, 6.2, 6.3 and 7;
14. A construction programme including a 24 hour emergency contact number;
15. See also TfL guidance on Construction Logistics Plans.

REASON: In the interests of highway and pedestrian safety together with the amenity of the area.

#### **U0058969      NS12 - Stable Block Cafe**

The ground floor of the Stable Block Café, as shown on plan 533-L-2002 - Rev C, shall be not be used other than an A3 use as specified in the schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision revoking or re-enacting that order, unless otherwise agreed in writing by the LPA.

REASON: To safeguard residential amenity of nearby occupants.

#### **U0058970      NS13 - Cafe hours of operation & covers**

The Stable Block Café, as shown on drawing no. 533-L-2002 - Rev C, shall not operate other than between the hours of:

- o 09:00 - 18:00 during the summer months (April-October)
- o 09:00 to 16:00 during the winter months (November - March)

unless otherwise agreed in writing by local planning authority.

The café shall not provide more than 162 covers:

- o 100 externally
- o 62 internally

No outdoor furniture shall be left on the outdoor seating terrace (as shown on 581\_PL\_S\_01 Rev I) outside the operating hours of the Stable Block Café (see above) unless otherwise approved in writing by the LPA.

REASON: To safeguard residential amenity of nearby occupants.

#### **U0058971      NS14 - Serving Hatch**

The Serving Hatch, as shown on drawing no. 533-L-2010 B, shall not open to members of public other than between the hours of:

- o 07:30 - 18:00 between the months of April-October
  - o 07:30 - 16:00 between the months of November - March
- unless otherwise agreed in writing by local planning authority.

REASON: To safeguard residential amenity of nearby occupants.

**U0058972 NS15 - Marble Hill (Main) House hours of**

Marble Hill (Main) House, as shown on drawing no. 16\_132 - 002, shall not be in open to members of the public other than between the hours of 10:00 and 17:00 (Wednesday to Sunday) between the months of April and October, unless otherwise agreed in writing by local planning authority.

REASON: To safeguard residential amenity of nearby occupants.

**U0058973 NS16 - External Illumination**

No external illumination shall not be installed, other than in accordance with details which shall previously be submitted to and approved in writing by the Local Planning Authority, such details to include:

- locations of external lighting
- specifications
- lux plan (vertical as well as horizontal)
- spectrum of proposed lighting prior to implementation.

REASON: To protect/safeguard the amenities of the locality and nature conservation interests

**U0058974 NS17 - Arboricultural Method Statement**

Unless otherwise agreed in writing, prior to the commencement of development, an Arboricultural Method Statement (AMS), shall be submitted to and approved in writing by the Local Planning Authority. The AMS must:

- (A) Be written in accordance with and address sections 5.5, 6.1, 6.2, 6.3 and 7 of British Standard 5837:2012 Trees in relation to design, demolition and construction - recommendations
- (B) Be written in conjunction with the schemes specific method of construction (where applicable)
- (C) Outline any tree constraints, and explain any impacts for both above and below ground.
- (D) Detail all tree protection (including plans)
- (E) Detail any special engineering for construction within the Root Protection Area.
- (F) Detail any facilitation pruning that may be required. The specification for tying back and/or pruning must be measureable and prepared by a suitably qualified Arboriculturalist or Arboricultural Contractor. All tree work must be undertaken in accordance with BS3998:2010 Tree work - Recommendations unless approved by the Councils Arboricultural Officer
- (G) Provide confirmation of the appointment of an Arboricultural Consultant for the duration of the development and a schedule of inspections too achieves an auditable monitoring and supervision programme, and a timetable for submission to the Local Planning Authority.

The development shall not be implemented other than in accordance with the approved AMS.

REASON: To ensure that the tree (s) are not damaged or otherwise adversely affected by building operations and soil compaction

**U0058975 NS18 - Tree Protection details required**

Unless otherwise agreed in writing with the Local Planning Authority; Prior to the commencement of development, a detailed scheme of tree protection for both on and off site trees shall be submitted to and approved in writing by the Local Planning Authority. No equipment, machinery or materials shall be brought onto the site for the purpose of the development until a time when the approved tree protection details have been implemented in full. The approved tree protection details shall thereafter be retained on site for the duration of the development.

REASON: To ensure that tree (s) are not damaged or otherwise adversely affected by the building operations

#### **U0058976    NS19 - Soft Landscaping**

1. Unless otherwise agreed in writing with the Local Planning Authority, no development shall take place until full details of soft landscaping works have been submitted to and approved in writing by the local planning authority. Such details to include:
  - o planting plans (including clear and scaled plans for each Woodland Quarter the pleasure garden avenues and groves)
  - o Tree species selection that meets aims and objectives of the sites woodland management plans.
  - o Tree species selection that is suited to the current and projected site conditions, with a particular emphasis on the impacts of flooding and water logging.
  - o written specifications (including cultivation and other operations associated with plant and grass establishment);
  - o the specification is to include details of the quantity, density, size, species, position,
  - o planting methodology,
  - o proposed time of planting
  - o anticipated routine maintenance of all soft landscaping.

Any proposed tree planting should be undertaken in accordance with section 5.6 of British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations and British Standard 8545:2014 Trees: from nursery to independence in the landscape. Recommendations, and include:

2. If within a period of 5 years from the date of planting 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) then the tree shall be replaced to reflect the specification of the approved planting scheme in the next available planting season or in accordance with a timetable agreed in writing with the local planning authority.
3. All soft landscape works shall be carried out in accordance with the approved details and program of the proposed planting.

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

#### **U0058977    NS20 - Hard Landscaping Required**

1. Unless otherwise agreed in writing with the Local Planning Authority, no development shall take place until full details of both hard landscaping works have been submitted to and approved in writing by the local planning authority. These details shall include:
  - a. proposed finished levels or contours;
  - b. means of enclosure;
  - c. car parking layouts;
  - d. other vehicle and pedestrian access and circulation areas;
  - e. hard surfacing materials;
  - f. minor artifacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.);

- g. proposed and existing utility services above and below ground (e.g. drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc);
- h. retained historic landscape features and proposals for restoration, where relevant;
- i. a program / timetable of the proposed implementation.

2. All hard landscape works shall be carried out in accordance with the approved details and program of the proposed planting.

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

#### **U0058978 NS21 - Landscape management (Large Schem**

1. Unless otherwise agreed in writing with the Local Planning Authority, prior to the commencement of development, a landscape and park management plan, including management responsibilities and maintenance schedules for all landscape areas over a minimum period of 10 years from the date of completion of the landscaping scheme shall be submitted to and approved in writing by the local planning authority.

2. The landscape management plan shall be implemented as approved from the date of completion of the landscaping scheme.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality; to accord with the terms of the application and to safeguard the community use in accordance with policy LP 30 of the Local Plan

#### **U0058979 NS22 - Landscape Ecology Management Plan**

1. Prior to the commencement of Phase 2 of the development hereby approved, as shown on drawing no. 581\_PL\_L\_35, a Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority and implemented in full to include maintenance details of the ecological enhancements set out on drawing number 581\_SK\_78.

2. The LEMP shall include:
- (a) woodland management plan
  - (b) grassland management plan
  - (c) ornamental management plan
  - (d) orchard management plan
  - (e) mitigation management plan

3. The LEMP shall be reviewed and updated every 5 years in perpetuity (with a timetable for implementation), which shall be submitted to and approved in writing by the Local Planning Authority. The LEMP shall be implemented as approved.

REASON: To preserve the ecological value of the site (Site of Local Importance for Nature Conservation).

#### **U0058980 NS23 - Biodiversity Policy Plan**

1. Prior to the commencement of Phase 1 (as shown on drawing no. 581\_PL\_L\_35) of the development hereby approved, a Biodiversity Management Plan (and implementation programme) shall be submitted to and approved in writing by the Local Planning Authority.

2. The development shall not be implemented other than in accordance with the approved Plan.

REASON: To preserve the ecological value of the site hereby approved.

#### **U0058981 NS24 - Ecological Enhancements**

The development shall not be implemented other than in accordance with the Ecological Enhancements (details and phasing (timings)) as shown on drawing no. 581\_SK\_78 and drawing no. 581\_PL\_L\_35, and shall be retained thereafter, unless otherwise approved in writing by the LPA.

REASON: To preserve the ecological value of the site hereby approved

**U0058982 NS25 - Ecological Recomm's enhancements**

1. Unless otherwise agreed in writing, prior to the commencement of development, an Ecological recommendation and enhancement scheme (as indicated in the 'Ecological Note', submitted by the applicant on 10.12.18), shall be submitted to and approved by the LPA.

2. The scheme shall include:

- a) clear and appropriately scaled plan of each Woodland Quarter / area
- b) locations, specs, heights aspects, positions of each enhancement.
- c) Programme for implementation

3. The development shall not be implemented other than in accordance with the approved scheme.

REASON: To preserve the ecological value of the site hereby approved

**U0058983 NS26 - Bat and Badger Surveys**

1. Prior to the commencement of works to each phase of the development hereby approved, as shown on drawing no. 581\_PL\_L\_35, bat and badger surveys (for the relevant Woodland Quarter) and copies of the Badger License, should they be necessary, shall be submitted to and approved in writing by the LPA.

2. Should there be any changes in the status of the bat or badger features, a recommendations and proposed work schedules from the surveys shall be submitted to and approved in writing by the LPA prior to that phase of works commencing.

REASON: To preserve the ecological value of the site hereby approved.

**U0058984 NS27 - Artificial Badger Sett**

1. Prior to the commencement of Phase 2 of the development hereby approved, as shown on drawing no. 581\_PL\_L\_35, details of the artificial badger sett, shall be submitted and approved to the LPA. Details to include:

- a) Showing precise location of sett on detailed plans to an appropriate scale
- b) camera details
- c) Construction method statement
- d) Implementation programme

2. The development shall not be implemented other than in accordance with the approved scheme.

REASON: To preserve the ecological value of the site hereby approved.

**U0058985 NS28 - Sports Pitch Phasing**

The proposed improvements to the existing sports pitches, as shown on drawing no. 581\_PL\_L\_25\_E, shall not be carried out other than in accordance with the phasing schedule as shown on drawing no. 581\_PL\_L\_35, unless otherwise agreed in writing by the LPA.

REASON: To ensure that an appropriate number of sports pitches remain in use at any one time and to accord with the intentions of LP 31 of the Local Plan.

**U0058986      NS29 - Public Toilets**

The public toilets, as shown at the Stable Block on plan 533-L-2010 B and the Sports Block on plan 17\_146 - 210 D, shall remain open during hours of operation and shall not be used other than for the purposes of public toilets for visitors/users of the park.  
REASON: To accord with the terms of the application and to safeguard the community use in accordance with policy LP 30 of the Local Plan

**U0058987      NS30 - Development Phasing**

Prior to the commencement of development, unless otherwise agreed in writing by the Local Planning Authority, a plan for the phasing of the development shall be submitted to and approved in writing by the Local Planning Authority.  
REASON: To accord with the terms of the application and to safeguard residential amenity of nearby occupants.

**U0058988      NS31 - Path Upgrade**

The path upgrade to the western park boundary between the gates on Orleans Road shall not be carried out other than in accordance with detailed drawings which shall be submitted to and approved in writing by the Local Planning Authority. Such details to include method of construction, surface treatment and materials, levels in relation to adjacent land and junction with the highway.

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

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**DETAILED INFORMATIVES**

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**U0030719      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:**

The Committee report identifies the key policies that have been taken into account in the consideration of this proposal, from the following documents: NPPF; London Plan; Local Plan policies and Supplementary Planning Guidance / Documents.

**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.

#### **IH08A Travel Plan**

The applicant is asked to contact Traffic and Transport, London Borough of Richmond upon Thames, 44 York Street, Twickenham TW1 3BZ (Telephone 020 889 1411), regarding the preparation of a "Travel Plan" to show the proposed means of travel by employees and prospective visitors to the site including control of the on-site car parking spaces.

#### **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.

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  
18/2977/FUL

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