

Mr David Loxton
Loxton & Associates
1 Morland Close
Hampton
TW12 3YX

Letter Printed 20 June 2019

FOR DECISION DATED
20 June 2019

Dear Sir/Madam

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

Application: 18/0315/FUL
Your ref: Akl Saints' Church Hall
Our ref: DC/DYF/18/0315/FUL/FUL
Applicant: Rev Gareth Wardell
Agent: Mr David Loxton

WHEREAS in accordance with the provisions of the Town and Country Planning Act 1990 and the orders made thereunder, you have made an application received on **31 January 2018** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

All Saints Parish Church The Avenue Hampton TW12 3RG

for

Demolition of the existing Church Hall and the bungalow at No 44 The Avenue and erection of four dwellings (3 x 4B7P, 1 x 3B5P) (Use Class C3 Dwelling Houses); a new entrance lobby (Narthex) to All Saints' Church and a new Church Hall (Use Class D1: Non-Residential institutions) incorporating one x 2 bed flat (Use Class C3: Dwelling Houses) on first floor. Creation of new crossover and associated hard and soft landscaping, 12 no. off-street parking, cycle and refuse and recycling stores

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 18/0315/FUL

APPLICANT NAME

Rev Gareth Wardell
All Saints Parish Church
The Avenue
Hampton
TW12 3RG

AGENT NAME

Mr David Loxton
1 Morland Close
Hampton
TW12 3YX

SITE

All Saints Parish Church The Avenue Hampton TW12 3RG

PROPOSAL

Demolition of the existing Church Hall and the bungalow at No 44 The Avenue and erection of four dwellings (3 x 4B7P, 1 x 3B5P) (Use Class C3 Dwelling Houses); a new entrance lobby (Narthex) to All Saints' Church and a new Church Hall (Use Class D1: Non-Residential institutions) incorporating one x 2 bed flat (Use Class C3: Dwelling Houses) on first floor. Creation of new crossover and associated hard and soft landscaping, 12 no. off-street parking, cycle and refuse and recycling stores

SUMMARY OF CONDITIONS AND INFORMATIVES

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DETAILED CONDITIONS AND INFORMATIVES

DETAILED CONDITIONS

AT01 Development begun within 3 years

The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

BD12 Details - Materials to be approved

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

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

U0056410 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. The boundary treatment shall be completed before the use hereby permitted is commenced or before the building(s) is/are occupied. 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.

DV18A Refuse arrangements

None of the buildings hereby approved shall be occupied until arrangements for the storage and disposal of refuse/waste have been made in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

REASON: To safeguard the appearance of the property and the amenities of the area.

DV29F Potentially Contaminated Sites

1. No development shall take place until:

a) a desk study detailing the history of the site, hazardous materials, substances used together with details of a site investigation strategy based on the information revealed in the desk study has been submitted to and approved in writing by the local planning authority

b) an intrusive site investigation has been carried out comprising: sampling of soil, soil vapour, ground gas, surface water and groundwater to the satisfaction of the local planning authority. Such work to be carried out by suitably qualified and accredited geo-environmental consultants in accordance with the current U.K. requirements for sampling and testing.

c) written reports of i) the findings of the above site investigation and ii) a risk assessment for sensitive receptors together with a detailed remediation strategy designed to mitigate the risk posed by the identified contamination to sensitive receptors have been submitted to and approved in writing by the local planning authority

Note: some demolition work, if required, could be allowed beforehand for enabling the above requirement (1b), subject to the agreement of the Local Planning Authority.

2. None of the dwellings/buildings hereby approved shall be occupied until:

a) the remediation works approved as part of the remediation strategy have been carried out in full and in compliance with the approved strategy. If during the remediation or development work new areas of contamination are encountered, which have not been previously identified, then the additional contamination should be fully

assessed in accordance with condition [1(b, c)] above and an adequate remediation scheme shall be submitted to and approved in writing by the local planning authority and fully implemented thereafter.

b) a verification report, produced on completion of the remediation work, has been submitted to and approved in writing by the local planning authority. Such report to include i) details of the remediation works carried out and ii) results of verification sampling, testing and monitoring and iii) all waste management documentation showing the classification of waste, its treatment, movement and disposal in order to demonstrate compliance with the approved remediation strategy.

REASON: To protect future users of the site and the environment.

DV30 Refuse storage

No refuse or waste material of any description shall be left or stored anywhere on the site other than within a building or refuse enclosure.

REASON: To safeguard the appearance of the property and the amenities of the area.

U0056411 Approved drawings

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

Drawings:

L1137/2.1/04 - Received: 28th February 2018

L1137-21-02, L1137-21-03, L1137-21-16, L1137-21-17, L1137-21-18, L1137-21-19, L1137-21-20 REV A, L1137-21-21, L1137-21-22, L1137-21-23, - Received: 31st January 2018

L1137-21-15 Rev B - Received: 7th June 2018

L1137/2.4/01 REV: A - Received: 5th November 2018

Bat Emergence Surveys Phase 2 Report, prepared by Darwin Ecology (dated May 2018) - Received: 8th May 2018

Transport Statement, prepared by Paul Mew Associated (dated December 2017), Bat Building Assessment Report, prepared by Darwin Ecology (dated January 2018), Energy Statement, prepared by Services Project Engineers Limited (ref: SPE/540/V1) - Received: 31st January 2018

Arboricultural Appraisal and Implications Assessment, Prepared by ACS Consulting (ref: ha/aiams2/2018/all Saints) - Received: 12/06/2018

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 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.

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).

GD04A Restriction-alt's/Ext-Appear'

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order) no external alterations or extensions shall be carried out to the building(s) hereby approved.

REASON: To safeguard the appearance of the premises and the area generally.

GD10A Restrict outbuilds-Appear/amenity

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

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

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.

U0056412 LT13Protect major Roots - Root Treatment

(A) All excavations in preparation of foundations, drainage and all works above ground level within the Root Protection Area of tree T1 (Oak), as specified within the approved

Arboricultural Appraisal and Implications Assessment (ref: ha/aiams2/2018/all Saints) shall be carried out in a manner to ensure that all major roots uncovered in excess of 25mm shall be retained, bridged around and treated in accordance with BS3998 (1989) Recommendations for Tree Work'.

(B) Roots with a diameter less than 25mm must be severed back to a suitable root junction with a sharp saw/ loppers to ensure a clean cut

(C) Any tree root exposed which is in excess of 5cm in diameter shall be reported to the Council's Tree Preservation Officer within 48 hours of exposure in order that advice may be obtained with regard to adequate treatment.

(D) Any exposed roots must be securely wrapped in hessian sacking and kept moist with clean water.

(E) The imported topsoil for backfilling must be of good quality and free of contaminants and foreign bodies, it must be well graded and friable to promote good growing conditions and perform as a suitable rooting medium. The topsoil to be used must satisfy the requirements of multipurpose topsoil as is described within BS3882:2007.

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

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.

U0056413 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 approved in writing by the Local Planning Authority.

REASON: In the interest of sustainable construction and to avoid excessive surface water run-off.

U0056414 NS02 - Details of Renewables (Solar/PV)

Prior to first occupation of a unit hereby approved, solar panels or photovoltaic roof slates 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 Services Project Engineers, ref: SPE/540/V1)

REASON: In the interests of promoting sustainable forms of developments

U0056415 NS03 - Parking layout

No part of the development shall be occupied until the four forecourt parking spaces numbered P1, P2, P3 and P4 as shown on approved drawing L1137/2.1/15 Rev B have been laid out to the satisfaction of the Local Planning Authority 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.

U0056416 NS04 - Use of Roof Restricted

The roof of the buildings hereby approved shall not be used for any purpose other than as a means of escape in emergency or for maintenance of the building.

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

U0056417 NS05 - 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 and retained in accordance with the approved details.

REASON: To safeguard the ecology of the site and neighbour amenity and ensure a safe and convenient form of development.

U0056418 NS06 - Door design - Disabled access (ad

Any external door to the church hall hereby approved shall have a minimum opening clearance of 830mm and a level approach from the public highway.

REASON: To safeguard access for the disabled.

U0056419 NS07 - Ecological Enhancements

Prior to the commencement of development, a scheme for ecological enhancements in accordance with all recommendations set out within the Bat Building Assessment Report prepared by Darwin Ecology, dated January 2018 (received 31/01/2018), and the Bat Emergence Surveys Phase 2 Report, Prepared by Darwin Ecology, dated May 2018 (received: 08/05/2018) and suitable maintenance programme 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

U0056420 NS08 - Building regulations M4(2)

The three bedroom and four bedroom dwellings 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 LP35 to ensure homes meet diverse and changing needs."

U0056421 NS09 - Highway Works GRAMPIAN

Prior to first occupancy of the development hereby approved, the proposed vehicular access shall be provided in accordance with details as shown on drawing L1137/2.1/15 REV A.

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

U0056422 NS10 - Restrict Community Use

No Community activities associated with the church hall shall take place anywhere on the site other than inside the D1 unit hereby approved and no amplified music shall be allowed on the application site at any time so as to be audible beyond the site's boundary.

REASON: To ensure the use does not prejudice neighbouring amenity or the locality in general.

U0056423 NS11 - Submitted Arboricultural Details

The development hereby approved shall not be implemented other than in accordance with the principles and methodology as described within the approved Arboricultural details (Arboricultural Report, prepared by ACS Consulting - ref: jc/aiams1/all Saints - received: 31/01/2018), unless otherwise previously agreed in writing by the local planning authority.

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

U0056424 NS12 - Pre-Start Meeting

(A) No later than 14 days prior to the commencement of development (or any materials or machinery being brought onto the site), the Local Planning Authority Arboricultural Officer shall be invited to attend a 'pre-start meeting'. Key stakeholders (including site manager, project arboriculturalist and other key site personnel) shall attend the pre-start meeting.

(B) Minutes from the meeting must be prepared and submitted to and approved by the Local Planning Authority prior to the commencement of development.

REASON: To ensure that sufficient tree protection is in place and to prevent the tree (s) from being damaged or otherwise adversely affected by building operations and soil compaction.

U0056425 NS13 - Protect Trees (on Plan)(Fencing)

(A) No equipment, machinery or materials are to be brought on the site for the purpose of the construction of the buildings hereby approved or the removal and reinstatement of land, until all the trees to be retained have been protected by fences or other suitable means of enclosure as shown on drawing no. TPP2_ASC (received 12/06/2018 and as amended 12/06/2018) of the submitted Arboricultural Report, prepared by ACS Consulting - ref: ha/aiams2/2018/allsaints and with regard to this proposal the protective fencing shall be at least 2.4m high, comprising a scaffolding framework, as in 8.2.2. of BS5837 (2005), supporting a minimum of 20mm exterior grade ply or other approved robust man-made boards as shown in BS5837 (2005), Figure 5, within which no activities associated with building operations shall take place, such areas also being free of the storage of materials or temporary structures.

(B) No fire shall be lit within 10m from the outside of the crown spread of the trees to be retained.

(C) The ground levels within the protected areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

(D) All means of protection shall be in situ for the duration of the development and distances of such protection should be specified by a person suitably experienced in arboriculture.

(E) No equipment, signage, fencing, tree protection barriers, materials, components, vehicles or structures to be attached to or supported by a retained tree.

(F) No mixing of cement or use of other materials or substances to take place within a Root Protection Area ('RPA'), or close enough to a RPA that seepage or displacement of those materials or substances could enter a RPA

(G) No alterations or variations to the approved works or tree protection schemes shall be carried out without the prior written approval of the local planning authority.

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

U0056426 NS14 - Sustainable Drainage

No development shall take place until details of the final drainage strategy, the implementation, the maintenance and the management of the sustainable drainage scheme have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- a) the final surface water drainage design to scale, showing all connections;
- b) a timetable for its implementation; and
- c) a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker,

or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

REASON: To manage the water environment of the development and mitigate the impact on flood risk, water quality, habitat and amenity value

DETAILED INFORMATIVES

U0025473 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:

Core Strategy Policies:****

Development Management Plan Policies:****

Supplementary Planning Guidance:****

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.

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.

U0025474 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 recommended for approval and referred to the first available Planning Committee, where the agents / applicants had an opportunity to present the case.

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. Alternately you may contact Peter Cridland, Address Management Manager (020 8891 7889 peter.cridland@richmond.gov.uk).

U0025475 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.

U0025476 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.

U0025477 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.

U0025478 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.

U0025479 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

U0025480 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 detail evidencing continued wildlife movement throughout the site including holes created within the boundary fencing suitable for mammals.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION
18/0315/FUL
