

**Notice of Approval of Reserved Matters**

Miss Sophie Hardy  
Barton Willmore  
7 Soho Square  
London  
W1D 3QB

Letter Printed 2 August 2019

**FOR DECISION DATED**  
2 August 2019

Dear Sir/Madam

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

**Application:** 18/4157/RES  
**Your ref:** Richmond College  
**Our ref:** DC/SGS/18/4157/RES/RES  
**Applicant:**  
**Agent:** Miss Sophie Hardy

**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 **17 December 2018** 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, Layout and Scale for the Residential Development Zone pursuant to Conditions U08027 and U08031 of Outline Planning Permission 15/3038/OUT dated 16.08.16. Demolition of existing college buildings, removal of hardsurfacing, site clearance and groundworks together with the redevelopment of the site to provide 180 residential units together with associated parking for 160 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 18/4157/RES

## APPLICANT NAME

6 More London Place

## AGENT NAME

Miss Sophie Hardy  
7 Soho Square  
London  
W1D 3QB

## SITE

Richmond Upon Thames College Egerton Road Twickenham TW2 7SJ

## PROPOSAL

Detailed Reserved Matters application including Appearance, Landscaping, Layout and Scale for the Residential Development Zone pursuant to Conditions U08027 and U08031 of Outline Planning Permission 15/3038/OUT dated 16.08.16. Demolition of existing college buildings, removal of hardsurfacing, site clearance and groundworks together with the redevelopment of the site to provide 180 residential units together with associated parking for 160 vehicles, open space and landscaping.

## SUMMARY OF CONDITIONS AND INFORMATIVES

---

### CONDITIONS

U0066798	Use of roofs restricted
U0066799	Materials
U0066800	Water Network
U0066803	Registration of Construction Vehicles
U0066797	Approved Drawings
U0066802	Windows obscure glazed
U0066801	Cycle Parking

---

### INFORMATIVES

U0032956	Groundwater Risk Management Permit
U0036481	Groundwater
U0036482	Thames Water Assets
U0036480	Car Access
U0036475	NPPF Approval
U0036477	Original Permission Compliance
U0036479	Legal Agreement
U0036474	Informatives

# DETAILED CONDITIONS AND INFORMATIVES

---

## DETAILED CONDITIONS

---

### **U0066798 Use of roofs restricted**

Apart from where indicated for use as a terrace, the roofs of the buildings 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.

### **U0066799 Materials**

The residential development shall be constructed in accordance with details of the proposed materials 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.

### **U0066800 Water Network**

No properties shall be occupied until confirmation has been provided that either:- all water network upgrades required to accommodate the additional flows from the development have been completed; or - a housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied. Where a housing and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan. REASON: The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development

### **U0066803 Registration of Construction Vehicles**

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.

### **U0066797 Approved Drawings**

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

Archaeological Assessment, Dust Management Plan, Fire Safety Report, Flood Risk Assessment and Drainage Report, Health Impact statement, Landscape Statement, Lighting Statement, Community Involvement Statement, Energy Statement, Site Foul Drainage Utility Statement, Sustainable Construction Checklist received on 17th December 2018; Compliance Statement, Design and Access Statement, Daylight and Sunlight Report, Landscape Statement received on 13th May 2019, Drawings 18-103 D 100 P1, (B3) 101 P1, (B3) 102 P1, (B3) 104 P1, (B3) 105 P1, (B4) 100 P1, (B4) 101 P1, (B4) 102 P1, (B4) 103 P1, (B4) 104 P1, (B4) 105 P1, (B5) 105 P1, 001 P1, 002 P1, 301 P1, 302 P1, 303 P1 received on 17th December 2018. 18-103 D (B1) 100 P2, (B1) 101 P2, (B1) 102 P2, (B1) 103 P2, (B1) 104 P2, (B1) 200 P2, (B2) 100 P2, (B2) 101 P2, (B2) 102 P2, (B2) 103 P2, (B2) 104 P2, (B2) 200 P2, (B3) 200 P2, (B5) 100 P3, (B5) 101 P3, (B5) 102 P3, (B5) 103 P3, (B5) 104 P3, (B5) 200 P3, (B5) 201 P3, (B5) 202 P3, (T2) 100 P2, (T2) 101 P2, (T2) 102 P2, (T2) 103 P2, (T2) 200 P2, (T3) 100 P3, (T3) 101 P3, (T3) 102 P3, (T3) 103 P3, (T3) 200 P3, (T4) 100 P3, (T4) 101 P3, (T4) 102 P3, (T4) 103 P3, (T4) 200 P3, (T5) 100 P1, (T5) 101 P1, (T5) 102 P1, (T5) 103 P1, (T5) 200 P1, 300 P2, 301 P2, 600 P3, 601 P3, 602 P3, 603 P3, 604 P3, 605 P2, 620 P2, 700 P2, 701, P2, 702 P2, 703 P2, 800 P2, 802 P2, (T1) 100 P1, (T1) 101 P1, (T1) 102 P1, (T1) 103 P1, (T1) 200 P1, IA-421-LGA-P01, LGA-P02, LS-P01B, LS-P02B, LS P03B, received on 13th May 2019.

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

**U0066802 Windows obscure glazed**

The proposed first, second and third floor windows in the north east facing elevations of Blocks 1 and 4 hereby approved shall at no time be openable or glazed, otherwise than in obscured glass, below a minimum height of 1.7 metres (5'7") above the relevant floor level.

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

**U0066801 Cycle Parking**

Prior to the first occupation of the development the cycle parking shall be installed in accordance with drawings hereby approved and be retained thereafter.

REASON: To ensure a sustainable form of development.

---

**DETAILED INFORMATIVES**

---

**U0032956 Groundwater Risk Management Permit**

A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing [wwqriskmanagement@thameswater.co.uk](mailto:wwqriskmanagement@thameswater.co.uk). Application forms should be completed on line via [www.thameswater.co.uk/wastewaterquality](http://www.thameswater.co.uk/wastewaterquality)

**U0036481 Groundwater**

A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing [wwqriskmanagement@thameswater.co.uk](mailto:wwqriskmanagement@thameswater.co.uk). Application forms should be completed on line via [www.thameswater.co.uk/wastewaterquality](http://www.thameswater.co.uk/wastewaterquality)

**U0036482 Thames Water Assets**

The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read the guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near pipes or other structures.

<https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk)

**U0036480 Car Access**

The applicant is advised that potential homeowners should be clearly informed prior to purchase/rent that car access will only be possible from the A316 via Langhorn Drive.

**U0036475 NPPF Approval**

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.

#### **U0036477 Original Permission 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.

#### **U0036479 Legal Agreement**

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

#### **U0036474 Informatives**

##### **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: 2.6, 2.8, 2.18; 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8, 3.9, 3.10, 3.11, 3.12, 3.13; 5.1, 5.2, 5.3, 5.5, 5.6, 5.7, 5.9, 5.10, 5.11, 5.12, 5.13, 5.15, 5.21; 6.3, 6.9, 6.10, 6.13; 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.13, 7.14, 7.15, 7.19, 7.21; 8.2, 8.3

The Draft London Plan: GG1, GG2, GG3, GG4, GG6; D1, D2, D3, D4, D5, D6, D7, D8, D10, D11, D12, D13; H1, H5, H6, H7, H12, H13, H14; S4; G1, G5, G6, G7; SI1, SI2, SI3, SI4, SI5, SI12, SI13, T1, T2, T4, T5, T6, T6.1, T7, DF1.

Local Plan 2018: LP1, LP2, LP5, LP7, LP8, LP10, LP12, LP15, LP16, LP17, LP20, LP21, LP22, LP23, LP24, LP28, LP30, LP31, LP34, LP35, LP36, LP37, LP39, LP44, 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 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 Management 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.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION  
18/4157/RES

---