

Application reference: 19/1305/VRC
TWICKENHAM RIVERSIDE WARD

Date application received	Date made valid	Target report date	8 Week date
18.04.2019	18.04.2019	18.07.2019	18.07.2019

Site:

Marble Hill House, Marble Hill Park, Richmond Road, Twickenham

Proposal:

Variation of conditions pursuant to planning permission 18/2977/FUL - U0058957 (Approved drawings), U0058963 NS06 (Travel Plan), U0058965 NS08 (Delivery and Servicing Plan -cafe), U0058967 NS10 (Electric Vehicle Charging Points), U0058968 NS11 (Construction Method Statement), U0058970 NS13 (Cafe hours of operation & covers), U0058973 NS16 (External Illumination), U0058979 NS22 (Landscape Ecology Management Plan), U0058980 NS23 (Biodiversity Policy Plan), U0058981 NS24 (Ecological Enhancements), U0058983 NS26 (Bat and Badger Surveys), U0058984 NS27 (Artificial Badger Sett), U0058985 NS28 (Sports Pitch Phasing), ~~U0058987 NS30 (Development Phasing)~~, U0058988 NS31 (Path Upgrade) - Please see the submitted covering letter to outline justification for the alteration of each condition.

Status: Pending Consideration (If status = HOLD please check that all is OK before you proceed any further with this application)

APPLICANT NAME

-
c/o Agent

AGENT NAME

Miss Maddie Lane
14 Regent's Wharf
All Saints Street
London
N1 9RL

DC Site Notice: printed on 15.05.2019 and posted on 24.05.2019 and due to expire on 14.06.2019

Consultations:

Internal/External:

Consultee

LBRUT Transport
LBRuT Ecology
LBRuT Trees Preservation Officer (North)
LBRUT Environmental Health

Expiry Date

29.05.2019
29.05.2019
29.05.2019
29.05.2019

Neighbours:

117 Munster Road, Teddington, TW11 9LS, - 15.05.2019
33 Queens Road, Twickenham, TW1 4EZ, - 15.05.2019
3 Pooles Cottages, Sandpits Road, Petersham, Richmond, TW10 7DX, - 15.05.2019
241 Richmond Road, Twickenham, TW1 2NN, - 15.05.2019
237 Richmond Road, Twickenham, TW1 2NN, - 15.05.2019
16 Saville Road, Twickenham, TW1 4BQ, - 15.05.2019
Maybourne Architects And Project Managers, Larkfield Studios, 32 Larkfield Road, Richmond, TW9 2PF - 15.05.2019
13 Madingley Court, Willoughby Road, Twickenham, TW1 2QN, - 15.05.2019
29 Orleans Road, Twickenham, TW1 3BJ, - 15.05.2019
36 Lebanon Park, Twickenham, TW1 3DG, - 15.05.2019
11 Orford Gardens, Twickenham, TW1 4PL, - 15.05.2019
29 Baronsfield Road, Twickenham, TW1 2QT, - 15.05.2019
43 Moor Mead Road, Twickenham, TW1 1JS, - 15.05.2019
Linden Corner, Rosslyn Road, Twickenham, TW1 2AR, - 15.05.2019
7 Darling House, 35 Clevedon Road, Twickenham, TW1 2TU, - 15.05.2019

15A George Street, Richmond, - 15.05.2019
..., TW1 2NL - 15.05.2019
42 Colonial Avenue, Twickenham, TW2 7ED, - 15.05.2019
SUGNALL HALL, LITTLE SUGNALL LANE, LITTLE SUGNALL, STAFFORD, ST21 6NF - 15.05.2019
13 STEELE ROAD, ISLEWORTH, TW7 7HL - 15.05.2019
45 Deanhill Court, Upper Richmond Road West, East Sheen, London, SW14 7DL, - 15.05.2019
57 Priory Road, Kew, Richmond, TW9 3DQ, - 15.05.2019
6 Sion Road, Twickenham, TW1 3DR, - 15.05.2019
The Firs, 25A Tower Road, Twickenham, TW1 4PJ, - 15.05.2019
34 Colonial Avenue, Twickenham, TW2 7ED, - 15.05.2019
Tanglewind, Riverside, Twickenham, TW1 3DJ, - 15.05.2019
2 Orleans Road, Twickenham, TW1 3BL, - 15.05.2019
28 Montpelier Row, Twickenham, TW1 2NQ, - 15.05.2019
26 Montpelier Row, Twickenham, TW1 2NQ, - 15.05.2019
Clifton Lodge, St Margarets Drive, Twickenham, TW1 1QN, - 15.05.2019
20 Montpelier Row, Twickenham, TW1 2NQ, - 15.05.2019
11 Montpelier Row, Twickenham, TW1 2NQ, - 15.05.2019
2 Montpelier Row, Twickenham, TW1 2NQ, - 15.05.2019
Dudley Cottage, 8A Orleans Road, Twickenham, TW1 3BL, - 15.05.2019
3 Sandstone, 5 Kent Road, Kew, Richmond, TW9 3JJ, - 15.05.2019
17 CHURCHFIELD ROAD, WEST EALING, W13 9NF - 15.05.2019
24 Beaufort Road, Twickenham, TW1 2PQ, - 15.05.2019
5 Gibson Mews, Twickenham, TW1 2NS - 15.05.2019
18 Vivienne Close, Twickenham, TW1 2JX, - 15.05.2019
227A Richmond Road, Twickenham, TW1 2NJ, - 15.05.2019
243 Richmond Road, Twickenham, TW1 2NN, - 15.05.2019
223 Richmond Road, Twickenham, TW1 2NJ, - 15.05.2019
48 CHESTNUT GROVE, NEW MALDEN, KT3 3JN - 15.05.2019
St Johns Studio, 32 Larkfield Road, Richmond, TW9 2PF, - 15.05.2019
22 Riverdale Gardens, Twickenham, TW1 2BZ, - 15.05.2019
11, Norfolk Close, St Margarets, Twickenham, TW1 1RT - 15.05.2019
Flat 6, 82 Kings Road, Richmond, TW10 6EE, - 15.05.2019
DUCK ISLAND COTTAGE ST JAMES'S PARK, HORSE GUARDS ROAD, LONDON, SW1A 2BJ - 15.05.2019
2 St Stephens Gardens, Twickenham, TW1 2LS, - 15.05.2019
53 Talbot Road, Twickenham, TW2 6SJ, - 15.05.2019
36 Cross Deep, Twickenham, TW1 4RA, - 15.05.2019
47 Beaconsfield Road, Twickenham, TW1 3HX, - 15.05.2019
41 Richmond Hill, Richmond, TW10 6RE, - 15.05.2019
23 Lovell Road, Ham, Richmond, TW10 7LB, - 15.05.2019
12 Ellesmere Road, Twickenham, TW1 2DL, - 15.05.2019
1 March Road, Twickenham, TW1 1BW, - 15.05.2019
32 Twining Avenue, Twickenham, TW2 5LR, - 15.05.2019
4 Cambridge Park Court, Cambridge Park, Twickenham, TW1 2JN, - 15.05.2019
2 Trinity Road, Richmond, TW9 2LD, - 15.05.2019
Meadowside, Cambridge Park, Twickenham, TW1 2JQ, - 15.05.2019
6A Amyand Park Gardens, Twickenham, TW1 3HS, - 15.05.2019
16 Devereux Lane, Barnes, London, SW13 8DA, - 15.05.2019
10 Norcutt Road, Twickenham, TW2 6SR, - 15.05.2019
59 Stuart Road, Ham, Richmond, TW10 7QP, - 15.05.2019
Flat 2, 21 Cardigan Road, Richmond, TW10 6BJ, - 15.05.2019
24 Cambridge Road, Twickenham, TW1 2HL, - 15.05.2019
8 Camellia Place, Twickenham, TW2 7HZ, - 15.05.2019
23 Victor Road, Teddington, TW11 8SP, - 15.05.2019
23 Candler Mews, Twickenham, TW1 3JF - 15.05.2019
Ensleigh Lodge, 25 Ham Common, Ham, Richmond, TW10 7JB, - 15.05.2019
58 Lebanon Park, Twickenham, TW1 3DQ, - 15.05.2019
5 Erncroft Way, Twickenham, TW1 1DA, - 15.05.2019
47 Marlow Crescent, Twickenham, TW1 1DD, - 15.05.2019
173 Whitton Dene, Whitton, Isleworth, TW7 7NJ, - 15.05.2019
44 Napier Road, Isleworth, TW7 7HP - 15.05.2019
10 South Western Road, Twickenham, TW1 1LQ, - 15.05.2019
25 Beaumont Place, Isleworth, TW7 7LB - 15.05.2019
9 Cross Deep Gardens, Twickenham, TW1 4QZ, - 15.05.2019
23 Glebe Side, Twickenham, TW1 1DB,, - 15.05.2019
61 Haliburton Road, Twickenham, TW1 1PD, - 15.05.2019
4 Tring Court, 60 Waldegrave Park, Twickenham, TW1 4TH, - 15.05.2019

The Garden Flat,6 Cambridge Park,Twickenham,TW1 2PF - 15.05.2019
6 Carpenters Court,Hampton Road,Twickenham,TW2 5QJ, - 15.05.2019
47 Napoleon Road,Twickenham,TW1 3EW, - 15.05.2019
54 Park House Gardens,Twickenham,TW1 2DE, - 15.05.2019
17 Stuart Road,Ham,Richmond,TW10 7QU, - 15.05.2019
Flat 34,St Margarets Court,The Barons,Twickenham,TW1 2AL, - 15.05.2019
Environment Trust ETNA Centre,13 Rosslyn Road,Twickenham,TW1 2AR - 15.05.2019
48 Haggard Road,Twickenham,TW1 3AF, - 15.05.2019
4 Baronsfield Road,Twickenham,TW1 2QU, - 15.05.2019
23 Arlington Court,Arlington Road,Twickenham,TW1 2AU, - 15.05.2019
173 Richmond Road,Twickenham,TW1 3AT, - 15.05.2019
Flat 3,88 Church Road,Richmond,TW10 6LW, - 15.05.2019
29 The Avenue,Twickenham,TW1 1QU, - 15.05.2019
78 BROADSTONE ROAD,HARPENDEN,AL5 1RE - 15.05.2019
86 Heathcote Road,Twickenham,TW1 1SD, - 15.05.2019
44 Cross Deep Gardens,Twickenham,TW1 4QU, - 15.05.2019
51 Haggard Road,Twickenham,TW1 3AL, - 15.05.2019
15 Spencer Road,Twickenham,TW2 5TH, - 15.05.2019
102 Shacklegate Lane,Teddington,TW11 8SH, - 15.05.2019
9 PERCY ROAD,ISLEWORTH,TW7 7HD - 15.05.2019
18A Vivienne Close,Twickenham,TW1 2JX, - 15.05.2019
75 Radnor Road,Twickenham,TW1 4NB, - 15.05.2019
11,Kent House,Sheen Road,Richmond,Tw105au - 15.05.2019
UNIVERSITY OF BATH,UNIVERSITY OF BATH CAMPUS,CLAVERTON DOWN,BATH,BA2 7AY -
15.05.2019
44 Lebanon Park,Twickenham,TW1 3DG, - 15.05.2019
62 Hamilton Road,Twickenham,TW2 6SN, - 15.05.2019
22 Onslow Road,Richmond,TW10 6QF, - 15.05.2019
394A Richmond Road,Twickenham,TW1 2DY - 15.05.2019
60 Treen Avenue,Barnes,London,SW13 0JT, - 15.05.2019
37 Park House Gardens,Twickenham,TW1 2DF, - 15.05.2019
153 Amyand Park Road,Twickenham,TW1 3HN, - 15.05.2019
37 Cambridge Park,Twickenham,TW1 2JU, - 15.05.2019
21 Cambridge Park,Twickenham,TW1 2JE, - 15.05.2019
38 Cambridge Park,Twickenham,TW1 2JU, - 15.05.2019
40 RICHMOND ROAD,WEST WIMBLEDON,LONDON,SW20 0PQ - 15.05.2019
53 Lebanon Court,Richmond Road,Twickenham,TW1 3DA, - 15.05.2019
22 Camellia Place,Twickenham,TW2 7HZ, - 15.05.2019
37C Cambridge Park,Twickenham,TW1 2JU, - 15.05.2019
19 Mead Road,Ham,Richmond,TW10 7LG, - 15.05.2019
Flat 1,2A Belmont Road,Twickenham,TW2 5DA, - 15.05.2019
16 Warwick Lodge,Staines Road,Twickenham,TW2 5JB, - 15.05.2019
32 Riverdale Road,Hanworth,TW13 6NH - 15.05.2019
11 Elmer Gardens,Isleworth,TW7 6EY - 15.05.2019
A Kalyuzhna,24 Church Road,Richmond,TW9 1UA,, - 15.05.2019
4A Kennet Road,Isleworth,TW7 6JG - 15.05.2019
15 Tasman Court,Staines Road West,Sunbury On Thames, - 15.05.2019
19 Howmic Court,Arlington Road,Twickenham,TW1 2BD, - 15.05.2019
18 Loring Road,Isleworth,TW7 6QA - 15.05.2019
37 Grosvenor Road,Twickenham,TW1 4AD, - 15.05.2019
41 St Margarets Grove,Twickenham,TW1 1JF, - 15.05.2019
351 Richmond Road,Twickenham,TW1 2ER, - 15.05.2019
Flat 8,6 Old Lodge Place,Twickenham,TW1 1RQ, - 15.05.2019
15 Beechwood Avenue,Staines,TW18 1JA - 15.05.2019
353 St Margarets Road,Twickenham,TW1 1PW, - 15.05.2019
18 The Grove,Teddington,TW11 8AS, - 15.05.2019
97 Tartar Road,Cobham,KT11 2AU - 15.05.2019
1B Ducks Walk,Twickenham,TW1 2DD - 15.05.2019
1A Hartington Road,Twickenham,TW1 3EL, - 15.05.2019
36 Sandycoombe Road,Twickenham,TW1 2LX, - 15.05.2019
14 Chertsey Road,Twickenham,TW1 1JQ, - 15.05.2019
13 Cassilis Road,Twickenham,TW1 1RU, - 15.05.2019
9 St Stephens Gardens,Twickenham,TW1 2LT, - 15.05.2019
10 Dorchester Mews,Twickenham,TW1 2LE, - 15.05.2019
2 Kenley Road,Twickenham,TW1 1JU, - 15.05.2019
43 Marble Hill Gardens,Twickenham,TW1 3AU, - 15.05.2019

93 York Road, Teddington, TW11 8SL, - 15.05.2019
 Flat 1,2 The Barons, Twickenham, TW1 2AN, - 15.05.2019
 4 Howmic Court, Arlington Road, Twickenham, TW1 2BD, - 15.05.2019
 13 Brook Road, Twickenham, TW1 1JE, - 15.05.2019
 9 Dorchester Mews, Twickenham, TW1 2LE, - 15.05.2019
 22 Hartington Road, Twickenham, TW1 3EN, - 15.05.2019
 18 Kings Road, Twickenham, TW1 2QS, - 15.05.2019
 69 Godstone Road, Twickenham, TW1 1JY, - 15.05.2019
 55 Thames Eyot, Cross Deep, Twickenham, TW1 4QL, - 15.05.2019
 49 PORTSMOUTH AVENUE, THAMES DITTON, KT7 0RU - 15.05.2019
 38 Beaconsfield Road, Twickenham, TW1 3HU, - 15.05.2019
 8 Cornwall Road, Twickenham, TW1 3LS, - 15.05.2019
 55 Crown Road, Twickenham, TW1 3EJ, - 15.05.2019
 Ferry Bank, Riverside, Twickenham, TW1 3DJ, - 15.05.2019
 227A, Richmond Rd, Twickenham, TW1 2NJ - 15.05.2019

History: Development Management, Appeals, Building Control, Enforcements:

Development Management

Status: RNO Application:12/T0040/TCA
 Date:21/03/2012 Please refer to schedule of works (Marble Hill House - 434, November 2011) and location maps submitted by English Heritage.

Development Management

Status: GTD Application:13/4588/FUL
 Date:17/03/2014 The use of the grounds within Marble Hill House for staging of a one day music festival together with associated staging, tents, portacabins and other temporary ancillary works to be held in summer 2014. Associated build up and break down period of 9 days.

Development Management

Status: GTD Application:13/4588/DD01
 Date:11/06/2014 Details pursuant to condition NS05 (noise management plan) of planning permission 13/4588/FUL

Development Management

Status: WNA Application:13/4588/DD02
 Date:08/07/2014 Details pursuant to conditions NS01 (arboricultural site monitoring); NS08 (layout of the taxi pick up/tree protection/ground protection); NS13 (scheme for road closures and suspension of parking); NS15 (sustainable travel); and NS16 (scheme for marshalling road closures) of planning permission 13/4588/FUL

Development Management

Status: WNA Application:13/4588/DD03
 Date:08/07/2014 Details pursuant to condition NS14 (Scheme detailing the hours and management of construction vehicles) of planning application 13/4588/FUL

Development Management

Status: WNA Application:13/4588/DD04
 Date:08/07/2014 Details pursuant to condition NS07 (flood emergency plan) of planning permission 13/4588/FUL

Development Management

Status: RNO Application:14/T0762/TCA
 Date:29/12/2014 See attached.

Development Management

Status: GTD Application:14/5046/DD02
 Date:19/08/2015 Details pursuant to PART D of condition U81491 - NS09 - Music noise level condition of planning permission 14/5046/FUL. - for the 2015 event only.

Development Management

Status: GTD Application:14/5046/DD03
 Date:04/09/2015 Details pursuant to condition U81487 NS05 - Tree AMS and U81488 NS06 - Site supervision of planning permission 14/5046/FUL.

Development Management

Status: GTD Application:14/5046/DD04
 Date:05/07/2016 Details pursuant to condition U81489 (Road closures and suspensions), U81492 (Future events) and U81490 (Noise management plan) of planning permission 14/5046/FUL - FOR THE 2016 EVENT ONLY

Development Management

Status: GTD
Date:15/09/2016

Application:14/5046/DD06
Details pursuant to condition U81491 (Noise Management Debrief) of
planning permission 14/5046/FUL.

Development Management

Status: GTD
Date:21/09/2016

Application:14/5046/DD05
Details pursuant to condition U81488 - NS06 - Site supervision of planning
permission 14/5046/FUL

Development Management

Status: RNO
Date:23/03/2017

Application:17/T0079/TCA
As part of an ongoing HLF Project Bid Historic England plan to hand dig
evaluation trenches to determine where historic garden features were located
at Marble Hill, three of the trenches are within the woodland quarters. The
trenches are not directly under trees but are within 3- 4m of some trees.
Proposal is to seek approval for hand digging in these locations. I have
attached trench (marked in red) and tree location maps, trench description
document and an extract from our tree inspection list which lists all the trees
within 4m of the locations. Planned work is to start on the 6th March 2017.
Other trenches will be dug but are all located in grass areas on site.

Development Management

Status: GTD
Date:18/02/2019

Application:18/2388/ADV
Erection of 3no.free-standing non-illuminated signs at three separate
locations across Marble Hill Park

Development Management

Status: GTD
Date:25/03/2019

Application:18/2977/FUL
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.

Development Management

Status: GTD
Date:25/03/2019

Application:18/2978/LBC
Marble Hill House: Internal alterations, repairs and installation of a new
platform lift. External decoration and repair work (if window is substantially
rotten, partial or full replacement of joinery elements). Stable Block: internal
and external alterations to accommodate cafe, with associated mechanical
plant. Landscaping: new soft and hard landscaping work, including
restoration of gardens, upgrade of sports pitches and facilities, new play
area, replacement of seating and new play areas. Service Yard: new
pedestrian access.

Development Management

Status: RNO
Date:07/11/2018

Application:18/T0628/TCA
Please see tree location maps and tree survey report.

Development Management

Status: REC
Date:

Application:19/1303/VRC
Application Reference Number: 18/2978/LBC - Condition Number(s):
U0058940 Approved drawings - To take into account the revised phasing
strategy, agreed between English Heritage and London Borough of
Richmond on 17th January 2019. Change phasing plan ref. from
581_PL_L_35 to 581_PL_L_35 Rev C - . Add Masterplan Phasing plan ref.
581_PL_L_38 Rev A - Add the Proposed Lighting and Fire Alarm Layout
Plan for the proposed stable block ref. PP480/8/E251 P2 - . Add the
RIBA Stage 3 Mechanical and Electrical Services Report . Add the
Stable Block Proposed Mechanical and Electrical Services drawings
(99480/8/E052 P2; PP480/8/E251 P3; 99480/8/E151 P2; 99480/8/E351 P4;
99480/8/E001 P1; 99480/8/M052 P3; 99480/8/M351 P2; 99480/8/M051 P1;
99480/8/ME151 P3; 99480/8/M251 P4; 99480/8/M151 P3) and remove
originally submitted M&E drawings (99480/8-SK-BW-151Rev A; 99480/8-SK-
BW-152 Rev A; 99480/8-SK-BW-153; 99480/8-SK-BW-154)

Development Management

Status: PCO

Application:19/1305/VRC

Date:

Variation of conditions pursuant to planning permission 18/2977/FUL - U0058957 (Approved drawings), U0058963 NS06 (Travel Plan), U0058965 NS08 (Delivery and Servicing Plan -cafe), U0058967 NS10 (Electric Vehicle Charging Points), U0058968 NS11 (Construction Method Statement), U0058970 NS13 (Cafe hours of operation & covers), U0058973 NS16 (External Illumination), U0058979 NS22 (Landscape Ecology Management Plan), U0058980 NS23 (Biodiversity Policy Plan), U0058981 NS24 (Ecological Enhancements), U0058983 NS26 (Bat and Badger Surveys), U0058984 NS27 (Artificial Badger Sett), U0058985 NS28 (Sports Pitch Phasing), U0058987 NS30 (Development Phasing), U0058988 NS31 (Path Upgrade) - Please see the submitted covering letter to outline justification for the alteration of each condition.

Enforcement

Opened Date: 02.07.2014

Enforcement Enquiry

Reference: 14/0349/EN/BCN

Recommendation:

The determination of this application falls within the scope of Officer delegated powers - YES / NO

I therefore recommend the following:

- 1. REFUSAL
- 2. PERMISSION
- 3. FORWARD TO COMMITTEE

This application is CIL liable YES* NO
(*If yes, complete CIL tab in Uniform)

This application requires a Legal Agreement YES* NO
(*If yes, complete Development Condition Monitoring in Uniform)

This application has representations online (which are not on the file) YES NO

This application has representations on file YES NO

Case Officer (Initials): SS

Dated:

I agree the recommendation:

Team Leader/Head of Development Management/Principal Planner

Dated: [Signature] 25.07.2019

This application has been subject to representations that are contrary to the officer recommendation. The Head of Development Management has considered those representations and concluded that the application can be determined without reference to the Planning Committee in conjunction with existing delegated authority.

Head of Development Management:

Dated:

REASONS:
CONDITIONS:
INFORMATIVES:
UDP POLICIES:
OTHER POLICIES:

The following table will populate as a quick check by running the template once items have been entered into Uniform

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

INFORMATIVES

Proposal:

Variation of conditions pursuant to planning permission (18/2977/FUL) and listed building consent (18/2978/LBC)

Development Plan Policies:

- National Planning Policy Framework (NPPF)
- London Plan
- Local Plan (2018)
 - LP1 - Local Character and Design Quality
 - LP2 - Building Heights
 - LP3 - Designated Heritage Assets
 - LP4 - Non-Designated Heritage Assets
 - LP5 – Views and Vistas
 - LP7 – Archaeology
 - LP8 - Amenity and Living Conditions
 - LP10 - Local Environmental Impacts, Pollution and Land Contamination
 - LP11 - Subterranean developments and basements
 - LP12 - Green Infrastructure
 - LP13 - Green Belt, Metropolitan Open Land and Local Green Space
 - LP15 – Biodiversity
 - LP16 – Trees, Woodlands and Landscape
 - LP17 – Green Roofs and Walls
 - LP20 - Climate Change Adaptation
 - LP21 - Flood Risk and Sustainable Development
 - LP22 – Sustainable Design and Construction
 - LP24 – Waste Management
 - LP28 - Social and Community Infrastructure
 - LP30 – Health and Wellbeing
 - LP31 - Public Open Space, Play Space, Sport and Recreation
 - LP43 - Visitor Economy
 - LP44 - Sustainable Travel Choices
 - LP45 - Parking Standards and Servicing

Supplemental Planning Documents/Guidance

- Buildings of Townscape Merit;
- Twickenham Riverside Conservation Area Statement;
- St Margaret's and East Twickenham Village Planning Guidance;
- Design Quality;
- Front Garden and Off Street Parking Standards;
- Planning Obligations;
- Sustainable Construction Checklist;
- Development Control for Noise Generating and Noise Sensitive Developments;
- and
- Refuse and Recycling Storage Requirements.

SUMMARY OF APPLICATION

Marble Hill Park is a Grade II* Historic Park and Garden and Metropolitan Open Lane (MOL). Within the park sits Marble Hill House, a Grade I listed Neo-Palladian villa; and the Grade II listed Coach House, Ice House and White Lodge. There are a number of listed buildings and

Buildings of Townscape Merit in the vicinity of the site; and the park is within Twickenham Riverside Conservation Area.

At the Planning Committee Meeting held on 18 December 2018, the Council granted permission, subject to conditions, for the following works:

- The restoration of Marble Hill House (Internal alterations, repairs, new lift; external decoration and repair work)
- Improvements to sports facilities and drainage to pitches.
- Alterations to the landscaping: new soft and hard landscaping work, including restoration of gardens, new play area, and replacement of seating.
- Alternations to Stable block, to increase the covers from approx. 30 internally to 62, and the provision of approx. 100 external covers.
- Increase opening hours to 5 days per week, for 7 months of the year; with no entry charge.
- Increase the café opening hours to 09:00 to 18:00 during the summer months and 09:00 to 16:00 during winter months, in addition to a hatch service.

On 25 March 2019, the applicant received Listed Building Consent subject to conditions and informatives. Due to the nature of the proposal and the applicants urgency to undertake the development, there are inherent ecological constraints which require the phasing plan to be reconsidered.

Two applications have been submitted for the variation and removal of some conditions imposed as part of the determination. The first (19/1305/VRC) relates to 15 conditions, while the second (19/1303/VRC) relates to the listed building application. These applications seek to adjust the phasing plan for the works to ensure that they can be undertaken within ecological restraints and vary conditions. Of note are the requests relating to the travel plans, electrical vehicle charging points, outdoor furniture and path upgrades.

The application has been referred to the secretary of state, who has advised that Council can determine the application as they see fit.

On balance, the majority of the proposed modifications to previous conditions do not dilute the intent of what they are trying to achieve when they were imposed. Some conditions require further adjustment and the applicant has agreed to such. Overall, it is recommended that the applications be approved.

Recommendations:

- **19/1305/VRC: Approval**
- **19/1303/VRC: Approval**

Site Description:

1. Marble Hill Park is a 26.7 hectare public park designated as a Grade II* Historic Park and Garden. Within the park sits Marble Hill House, a Grade I listed Neo-Palladian villa. The house and grounds are owned and managed by English Heritage and has been open to the public since 1902.
2. In addition to the listing of the park and Marble Hill House, there are various designated heritage assets on the site including the Grade II listed Coach House, Ice House and White Lodge. There are a number of listed buildings within the vicinity of the site along Montpellier Row (notably Southend House – Grade II* and Gazebo – Grade II), Orleans Road, Riverside (including Orleans Gallery – Grade II*) and Ham House lies to the south on the opposite side of the River Thames (Grade I). There are also a number of locally listed Buildings of Townscape Merit (BTMs) in the vicinity of the site along Montpellier Row,

Orleans Road, Cambridge Park and Richmond Road. The site is located in the Twickenham Riverside Conservation Area (CA8), is within an Archaeological Priority Area and affects various protected views (View 004 - Ham House to Orleans House; View 005 - View to Marble Hill House) and vistas (Vista 9 – Marble Hill House).

- The site is located within Metropolitan Open Land (MOL) and the Thames Policy Area, is designated public open space and is a designated Other Site of Nature Importance (OSNI).

Relevant Planning History

- The site has an extensive planning history, which can be viewed in the host applications report, but the most relevant to this proposal is:

Ref	Proposal	Decision
18/2978/FUL & 18/2977/LBC	<ol style="list-style-type: none"> Marble Hill House: External decoration and repair work (if a window is substantially rotten, partial or full replacement of joinery) and replacement rooflight. 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. Service Yard: new pedestrian access and associated refuse storage facilities. Landscaping: new soft and hard landscaping including restoration of gardens, upgrade of sports pitches and facilities, replacement of seating and new play areas. Sports Centre: External ramp for improved access. 	Granted December 2918

Public and Other Representations

- The applications were advertised for a minimum period of 21 days (commencing on 15 May 2019 and concluding on 14 June 2019)

The following representations were received associated to 19/1305/VRC (associated to the host FUL application)

- 1 objection: Condition NS06 (Travel Plan)
 - A reduction of 5 years would not facilitate a comprehensive assessment of traffic impact on the local area.
 - Original condition will enable council to monitor the situation and request any necessary modifications.
- 1 statement of support.
- 1 observation regarding NS26 (Bat and Badger Surveys): *"In reference to U00589283 NS26 – Bat and Badger Surveys, following the wording "should they be necessary" it would be useful to add some wording on how this should be determined, e.g. "In order to follow best practice, as outlined in the Bat Survey Guidelines and Badger Survey Guidelines"*
- Amendments:** Additional information was supplied by the applicant, including:
 - An additional plan specifying the heights of the proposed external lighting (Plan 99840/8/E251); and
 - Specification of the type of outdoor furniture proposed for the Stable Block café.
 - Removal of reference to Path Upgrade and Development Phasing

Proposal:

10. This report addresses two applications by English Heritage to vary conditions relating to the previously approved schemes (18/2978/FUL & 18/2977/LBC).
- One application is required in accordance with Section 19 of the *Planning (Listed Buildings and Conservation Areas) Act 1990*; and
 - The other is in relation to 15 conditions pursuant to Section 73 of the *Town and Country Planning Act 1990*.

11. The table below outlines the content of each application:

19/1305/VRC	19/1303/VRC
<p>Variation of conditions pursuant to planning permission 18/2977/FUL:</p> <ul style="list-style-type: none">• U0058957 (Approved drawings),• U0058963 NS06 (Travel Plan),• U0058965 NS08 (Delivery and Servicing Plan -cafe),• U0058967 NS10 (Electric Vehicle Charging Points),• U0058968 NS11 (Construction Method Statement),• U0058970 NS13 (Cafe hours of operation & covers),• U0058973 NS16 (External Illumination),• U0058979 NS22 (Landscape Ecology Management Plan),• U0058980 NS23 (Biodiversity Policy Plan),• U0058981 NS24 (Ecological Enhancements)• U0058983 NS26 (Bat and Badger Surveys),• U0058984 NS27 (Artificial Badger Sett),• U0058985 NS28 (Sports Pitch Phasing),	<p>Variation of condition pursuant to listed building consent 18/2978/LBC - U0058940 (Approved drawings):</p> <ul style="list-style-type: none">• Change phasing plan reference from 581_PL_L_35 to 581_PL_L_35 Rev C;• Add Masterplan Phasing Plan reference 581_PL_L_38_Rev A;• Add the Proposed Lighting and Fire Alarm Layout Plan for the proposed stable block reference PP480/8/E251 P2• Add the RIBA Stage 3 Mechanical and Electrical services report (99480-8/R12 P2) drawings:<ul style="list-style-type: none">○ 99480/8/E052○ PP99480/8/E251 P3○ PP99480/8/E151 P2○ 99480/8/E351 P4;○ 99480/8/E001 P1;○ 99480/8/M052 P3;○ 99480/8/M351 P2;○ 99480/8/M05 P1;○ 99480/8/ME151 P3;○ 99480/8/M251 P4;○ 99480/8/M151 P3 <p>And remove originally submitted drawings M & E:</p> <ul style="list-style-type: none">○ 99480/8-SK-BW-151 Rev A○ 99480/8-SK-BW-152 Rev A○ 99480/8-SK-BW-153;○ 99480/8-SK-BW-154

12. The first part of this application relates to the introduction of a phasing plan, while the second relates to knock-on effects from the change, while also trying to ensure that the development can be delivered in a timely manner.

13. The subsequent sections will address:
- Proposed adjustments to the phasing plan (19/1303/VRC & 19/1305/VRC)
 - Requested modifications to Travel Plan and Electrical Vehicle Charging Points,
 - Consequential changes to other conditions as a result of the updated phasing plan (19/1305/VRC);
 - Amendments to conditions to reflect the updated phasing plan (19/1305/VRC); and

- e. Additional detail (RIBA Stage 3 Mechanical and Electrical Services Report) and replace Stable Block Proposed Mechanical and Electrical Services drawings (4 plans) with 12 drawings as shown in the table below:

Original Drawings	Replacement Drawings
<ul style="list-style-type: none"> ○ Proposed Low Level Ground Floor Plan B.W.I.C (99480/8-SK-BW-151 A) ○ Proposed High Level Ground Floor Plan B.W.I.C (99480/8-SK-BW-152 A) ○ Marble Hill House Proposed Plantroom Low level B.W.I.C (99480/8-BW-153 A) ○ Marble Hill House Proposed Plantroom High Level B.W.I.C (99480/8-BW-154 A) 	<ul style="list-style-type: none"> ○ Proposed Electrical Distribution Diagram (99480/8/E052 P2) ○ Ground Floor Proposed Lighting and Fire Alarm Layout (99480/8/E251 P3) ○ Ground Floor Principal Service Routes (99480/8/E151 P2) ○ Ground Floor Proposed Small Power and Ancillaries Layout (99480/8/E351 P4) ○ Electrical Symbols Legend (99480/8/E001 P1) ○ Plantroom Indicative Mechanical Services Layout (99480/8/M052 P3) ○ Ground Floor Indicative Domestic Hot and Cold Water Services Layout (99480/8/M351 P2) ○ Mechanical Symbols Legend (99480/8/M051 P1) ○ Mechanical and Electrical External Services Routes (99480/8/ME151 P3) ○ Ground Floor Proposed Above Ground Sanitary Pipework and Ventilation Layout (99480/8/M251 P4) ○ Ground Floor Proposed LTHW Heating and Natural Gas Services Layout (99480/8/M151 P3)

Phasing implications – Both applications

14. The proposed amended phasing plan (581_PL_L_35 Rev C) and newly submitted phasing programme masterplan (581_PL_L_38 Rev A) comprises the following schedule of works (table 1) associated with the landscaping works and phasing programme (figure 1)

Phase #	Date range	Works	Ecological Programme Constraints
1	February – March 2019	Native hedge planting along south-west boundary	None known
2	July 2019 – March 2020	Badger mitigation works, including artificial badger sett, carried out within licence period (July – Nov)	<ul style="list-style-type: none"> • Tree works to take place outside of Bird Nesting season (March – August) or under ecological supervision • Works to woodland quarters will likely require Badger licence (covers July – November) • Tree planting season December 2019- February 2020
		Tree works (removals and coppicing) in north-east and north-west Woodland Quarters. New avenue and grove tree planting and hedge planting and fence installation	
		Installation of new play area and planting	
		Avenue and grove tree planting to lower Pleasure Grounds	
		Upgrade works to first football and rugby pitch (pitch out of action from September 2019 – September 2020)	
		Upgrade works to cricket pitch	
		Path upgrade to western boundary	
3	April 2020 – March 2021	Tree works (removals and coppicing) in upper portion of south-west Woodland Quarter, excluding reserved area, with new avenue and woodland tree planting, understorey, hedges, fence and path installation and creation of flower garden	<ul style="list-style-type: none"> • Tree works to take place outside of Bird Nesting Season (March – August) or under ecological supervision • Works to Woodland Quarters will likely require Badger Licence (covers July – November) • Tree planting season December 2020 – February 2021
		Tree works (removals and coppicing) in south-east Woodland Quarter, excluding reserved area, with new avenue and woodland tree planting, understorey, hedges, fence and path installation and creation of flower garden	
		Grove tree planting in south of Grotto	
		Planting of palisade around oval lawn	
		Construction of ninepin alley	
		Upgrade works to second football and rugby pitch (pitch out of action from September 2020 – September 2021)	
		Installation of Ice House seat and Beehive interpretation to northern woodland quarters	
4	April 2021 – January 2022	Tree works in lower portion of south-west Woodland Quarter with new woodland tree planting, understorey, hedges and fence installation	<ul style="list-style-type: none"> • Tree works to take place outside of Bird Nesting season (March – August) or under ecological supervision • Tree planting season December 2021 – January 2022
		Upgrade works to third football pitch (pitch out of action from September 2021 – September 2022)	
		Sweetwalk tree and understorey planting	
		Tree planting and meadow seeding around tennis court and to northern park boundary	

Table 1: Updated Phasing Plan (581_PL_L_35C – Proposed Phasing Plan)

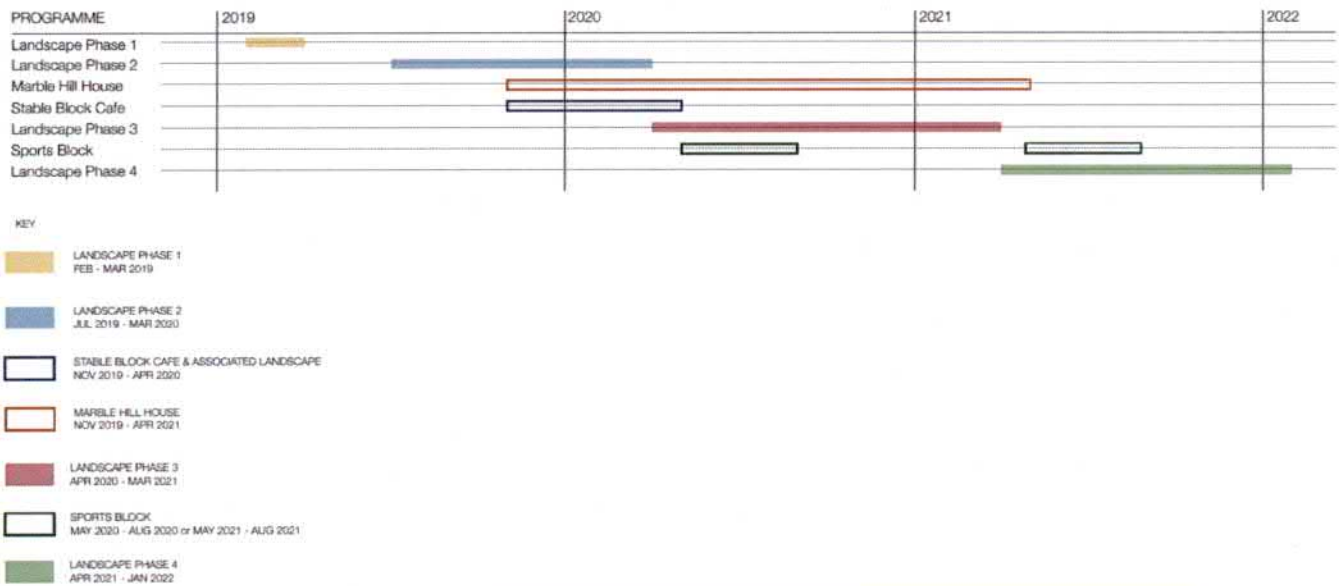


Figure 1: Newly submitted Phasing programme (581_PL_L_38RevA) associated with drawing 581_P_L_35 Rev C

15. The amended phasing plan (Dwg. 581_PL_L_35 Rev C) has been compared to the previously approved phasing plan and the following changes identified:

- Phase 1:
 - Same time period
 - Tree works not being undertaken.
- Phase 2:
 - Now bought 2 months forward - Now July 2019 to March 2020 (rather than September 2019 to July 2019);
 - The introduction of an artificial badger sett (as required by condition NS27 'Artificial Badger Set') to be constructed in July – November 2019; and
 - All tree works in NE and NW Quarter (rather than being split between Phase 1 and 2)
- Phase 3:
 - Same time period
 - Grove tree planting south of Grotto being undertaken
- Phase 4:
 - Same time period

16. Pursuant to section 19 of the *Planning (Listed Buildings and Conservation Areas) Act 1990*, the applicant is seeking to vary condition U0058940 to:

- Introduce a masterplan phasing programme plan as an approved drawing; and
- Provide further detail in relation to the mechanical and electrical services associated with the Stable Block café.

17. The masterplan phasing plan (as summarised in figure 1 above), according to the applicant, would include updated landscape phasing and be in accordance with the remainder of the approved drawings. It is acknowledged that these adjustments to phasing are predominantly in response to ecological restraints and the proposed modification is supported.

18. As the Stable Block Café is a listed building, the NPPF should be considered. In particular:

- a. Paragraph 184 of the National Planning Policy Framework (NPPF) states that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance.

- b. Paragraph 190 clarifies that “Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal”
 - c. Paragraph 192 – “In determining applications, local planning authorities should take account of:
 - i. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - ii. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - iii. the desirability of new development making a positive contribution to local character and distinctiveness”.
 - d. Paragraph 193 – “When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
 - e. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:
 - i. grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
 - ii. assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.
 - f. Paragraph 195 – “Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
 - i. the nature of the heritage asset prevents all reasonable uses of the site; and
 - ii. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - iii. conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.
 - g. Paragraph 196 – “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use”.
 - h. Paragraph 200 – “Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably”.
19. The additional new drawings and report (listed below) submitted as part of 19/1303/VRC (associated to the host listed building consent) outline the proposed lighting and mechanical services which are necessary to ensure that the Stable Block Café is a workable café.
- Proposed Electrical Distribution Diagram (99480/8/E052 P2)

- Ground Floor Proposed Lighting and Fire Alarm Layout (99480/8/E251 P3)
- Ground Floor Principal Service Routes (99480/8/E151 P2)
- Ground Floor Proposed Small Power and Ancillaries Layout (99480/8/E351 P4)
- Electrical Symbols Legend (99480/8/E001 P1)
- Plantroom Indicative Mechanical Services Layout (99480/8/M052 P3)
- Ground Floor Indicative Domestic Hot and Cold Water Services Layout (99480/8/M351 P2)
- Mechanical Symbols Legend (99480/8/M051 P1)
- Mechanical and Electrical External Services Routes (99480/8/ME151 P3)
- Ground Floor Proposed Above Ground Sanitary Pipework and Ventilation Layout (99480/8/M251 P4)
- Ground Floor Proposed LTHW Heating and Natural Gas Services Layout (99480/8/M151 P3)
- RIBA stage 3 Mechanical and Electrical Services Report (99480-8/R12 P2)

20. These plans are consistent with details contained within Condition U0058940 (approved plans) associated with the FUL and LBC application Control) as well as approved reports (Design and Access Statement – Stable Block and the Stable Block Schedule of Repairs and Alterations) which refers to

- New café ventilations plans;
- Elevations/design plans that set out the external locations of flues, ventilation points, etc; and
- Alterations and repairs required for the Stable Block Café.

The plans provide additional detail regarding the location of piping, electricity, gas and water within the Stable Block Café. There are no changes to the previously proposed service routes. The lighting and fire alarm layout (discussed later in this report) is necessary to ensure that the café meets building regulations.

21. These drawings add further detail to the proposal and have been reviewed by Historic England and Council’s Conservation Officer, who has advised that on balance these will not have an overly harmful impact on the character and fabric of the listed stable block, which has already undergone a number of changes over the years. Many external services will be installed underground; external flues above ground should be painted a dark colour to match rainwater goods and to help visually recede as much as possible.

22. The table below, summarises this proposed change in full to the approved drawing condition associated to both applications

<i>Imposed condition</i>	<i>Requested Modification</i>
<p>The development hereby permitted shall be carried out in accordance with the following approved plans and documents, where applicable.</p> <p>Existing Plans - all received on 07.09.2018 (unless otherwise stated)</p> <ul style="list-style-type: none"> 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; 	<p>The development hereby permitted shall be carried out in accordance with the following approved plans and documents, where applicable.</p> <p>Existing Plans - all received on 07.09.2018 (unless otherwise stated)</p> <ul style="list-style-type: none"> 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 -
PARTSUPERSEDED
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

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 Rev C (received in April 2019);
581_PL_L_38 Rev A (received in April 2019);
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 -
PARTSUPERSEDED
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;

<p>Sports Block - 17_146 - 121;17_146 - 221 A; 17_146 - 222</p> <p>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)</p> <p>Reports (received 07.09.2018 unless otherwise stated):</p> <p>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</p>	<p>16_132_332; 16_132_333; 16_132_336 – 341</p> <p>Sports Block - 17_146 - 121;17_146 - 221 A; 17_146 - 222</p> <p>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);</p> <p>99480/8/E052 P2 (received in April 2019); PP480/8/E251 P3 (received in April 2019); 99480/8/E151 P2 (received in April 2019); 99480/8/E351 P4 (received in April 2019); 99480/8/E001 P1 (received in April 2019); 99480/8/M052 P3 (received in April 2019); 99480/8/M351 P2 (received in April 2019); 99480/8/M051 P1 (received in April 2019); 99480/8/ME151 P3 (received in April 2019); 99480/8/M251 P4 (received in April 2019); 99480/8/M151 P3 (received in April 2019)</p> <p>Reports (received 07.09.2018 unless otherwise stated):</p> <p>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</p>
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<p>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).</p>	<p>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); RIBA Stage 3 Mechanical and Electrical Services Report (99840-8/R12 P2) (received in April 2019)</p>
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23. The proposed modification to this condition is not considered to dilute its intention. Based on the advice of Councils Conservation Officer, the proposed changes are considered to be appropriate.

Travel Plan (19/1305/VRC – associated to 18/2977/FUL)

24. Condition NS06 was recommended on the basis that the applicant had intended to encourage visitors to travel sustainably to the site, however this commitment needed to be formalised.
25. The applicant does not object to the imposition of the condition but contends that the condition should be able to be cleared rather than exist in perpetuity.
26. An objection was received in relation to the proposed travel plan wording. However, it is considered that the updated wording will allow council to sufficiently monitor the development and address any impacts associated with the development, given that the Marble Hill House will be the final part of the development programme to completed (approximately 2021). The applicant has agreed to this modification.
27. The Council's transport officer has reviewed the proposed revision to the condition and does not object to the revision. The Transport officer also observed that the condition would normally only be for a five year period in any case. The proposed condition would be consistent with Local Plan Policy 44 'Sustainable Travel Choices' (LP44).
28. The existing condition and proposed condition are shown in the table below:

Condition imposed	Proposed Condition
<p>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.</p> <p>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.</p>	<p>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 of the Refurbished Marble Hill House 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.</p> <p>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 for a period of five years in total.</p>

29. With the above in mind, the proposed change to this condition is supported.

Electrical Vehicle Charging Points (19/1305/VRC – associated to 18/2977/FUL)

30. Local Plan Policy 45 'Parking Standards and Servicing' (LP45) states "charging facilities for electric vehicles will have to be provided in line with the standards set out in the London Plan – 10% active provision plus 10% passive provision in all other developments".
31. Condition NS10 was recommended to encourage the use of ultra-low emission vehicles. The applicant is seeking a variation to this condition to allow English Heritage more time

to ascertain the infrastructure requirements associated with electrical charging points, which based on the following indicative timeframe would be by 2022:

Milestone	Timeframe
Feasibility study	March – July 2019
Seek project board approval	August 2019
Develop most viable option(s)	July – November 2019
Seek project board approval for single option to deliver	December 2019
Seek funding for 20/21 or 21/22 financial years	Jan-March 2020
If/when/once technical and funding arrangements are in place, advise LPA of proposals	June 2020
LPA determination	8 weeks
Tender process	July-August or Post summer holidays – September -October 2020
Delivery	To be completed by March 2021 unless funding dictates that works are delivered in 21/22 Financial year

32. The applicant has suggested that all the project elements (house, café, landscape, and Sports Block) will contribute to increased visitor numbers. The timing of when visitor numbers will start to change, subsequently peak and then stabilise will not take place during the first half of the delivery stage of the works. This is because on a practical level, the disruption of the works and closure of key buildings like the house will prevent visitor numbers rising and peak numbers being achieved.
33. Further, the first time that English Heritage can advertise a new offer at this estate will be in Spring 2021, coinciding with the completion of the house and the completion of landscape phase 3. Launch plans are scheduled for Spring 2021 because the majority of works will be complete and will have something new to offer for the first time. It is therefore, the first time that visitor numbers can be expected to significantly change. It is for this reason that they associate the occupation of the house, rather than the Stable Block café, with the provision of the Electrical Vehicle Charging Points hence the requested amendment.
34. This justification is noted and considered to be acceptable. The requested (shown in bold and underline) condition is shown in the table below, alongside a revision that the applicant has agreed to.

Requested Revision	Recommended Revision
<p>A. Unless otherwise agreed in writing with the Local Planning Authority, no development shall take place the refurbished Marble Hill House shall not be occupied 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.</p> <p>B. The development Refurbished Marble Hill House shall not be occupied until ALL the approved EVC</p>	<p>A. <u>The refurbished Marble Hill House shall not be occupied</u> 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) AND the approved scheme fully implemented and thereafter retained.</p>

infrastructure has been installed and ready for use, and is thereafter retained for use.

Consequential changes – Variations to conditions (19/1305/VRC – associated to 18/2977/FUL)

35. Of the 15 conditions that are the subject of application 19/1305/VRC, five seek to update the references to the proposed phasing plan (refer to discussion above). These conditions relate to:

- A landscape and ecology management plan (NS22);
- A biodiversity management plan (NS23);
- Ecological enhancements (NS24);
- Bat and badger surveys (NS26); and
- Sport pitches (NS28).

The imposed conditions and proposed revisions are shown in the table below:

Condition Number	Condition	Requested Revision
NS22	<ol style="list-style-type: none"> 1. <i>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.</i> 2. <i>The LEMP shall include:</i> <ol style="list-style-type: none"> a. <i>woodland management plan</i> b. <i>grassland management plan</i> c. <i>ornamental management plan</i> d. <i>orchard management plan</i> e. <i>mitigation management plan</i> 3. <i>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.</i> 	<ol style="list-style-type: none"> 1. Prior to the commencement of Phase 2 of the development hereby approved, as shown on drawing no. 581_PL_L_35 Rev C, 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: <ol style="list-style-type: none"> 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
NS23	<ol style="list-style-type: none"> 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. 	<ol style="list-style-type: none"> 1. Prior to the commencement of Phase 1 (as shown on drawing no. 581_PL_L_35 Rev C) 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

NS24	1. 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.	1. 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 Rev C , and shall be retained thereafter, unless otherwise approved in writing by the LPA.
NS26	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	1. Prior to the commencement of works to each phase of the development hereby approved, as shown on drawing no. 581_PL_L_35 Rev C , 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, unless otherwise agreed in writing with the Local Planning Authority. 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, unless otherwise agreed in writing with the Local Planning Authority.
NS28	1. <i>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</i>	1. <i>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 REV C, unless otherwise agreed in writing by the LPA</i>

35. As can be seen from the second column, the proposed revisions do not change the intent of the conditions originally imposed. The Ecological Officer has reviewed the proposed phasing plan and the changes to the conditions listed above and has no objections to them. On this basis, the proposed revisions are supported.

Adjustments to assist with implementation (19/1305/VRC – associated to 18/2977/FUL)

36. The application also seeks to modify four conditions to assist the implementation of the proposal. These relate to Construction Management Statement, Stable Block Café, electric vehicle parking, Badger Sets and Badger Surveys. These are discussed below:

Construction Management Statement

Condition Number	Condition	Requested Revision
NS11	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	Unless otherwise agreed in writing with the Local Planning Authority, prior to the commencement (including works of demolition and felling of trees) of the

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, road space, 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

relevant phase of the masterplan phasing plan (581_PL_L_38 REV A) a construction management statement shall be 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, road space, 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);

	<p>Statement, and in accordance with British Statement 5837:2012 'Trees in relation to design, demolition and construction - recommendations', in particular section 5.5, 6.1, 6.2, 6.3 and 7;</p> <p>14. A construction programme including a 24 hour emergency contact number;</p> <p>15. See also TfL guidance on Construction Logistics Plans</p>	<p>12. Details of the phasing programming and timing of works;</p> <p>13. Where applicable, the Construction Management Statement should be written in conjunction with the Arboricultural Method Statement, and in accordance with British Statement 5837:2012 'Trees in relation to design, demolition and construction - recommendations', in particular section 5.5, 6.1, 6.2, 6.3 and 7;</p> <p>14. A construction programme including a 24 hour emergency contact number</p> <p>15. See also TfL guidance on Construction Logistics Plans</p>
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41. The proposed change is intended to give the applicant flexibility in the construction process. The applicant has confirmed via email (dated 8 July 2019) that Marble Hill House, Stable Block Café and Sports Blocks as shown in drawing 581_PL_L_38 Rev A are considered to be 'phases' for the purpose of a CMS. Notwithstanding, there are no objections to this proposed modification.

Stable Block Café (19/1305/VRC – associated to 18/2977/FUL)

Condition Number	Condition	Requested Revision
NS13	<p>Stable Block Cafe hours of operation and number of covers The Stable Block Café, as shown on drawing no. 533-L-2002 - Rev C, shall not operate other than between the hours of:</p> <ul style="list-style-type: none"> • 09:00 – 18:00 during the summer months (April-October) • 09:00 to 16:00 during the winter months (November - March) unless otherwise agreed in writing by local planning authority. <p>The café shall not provide more than 162 covers:</p> <ul style="list-style-type: none"> • 100 externally • 62 internally <p>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.</p>	<p>Stable Block Cafe hours of operation and number of covers The Stable Block Café, as shown on drawing no. 533-L-2002 - Rev C, shall not operate other than between the hours of:</p> <ul style="list-style-type: none"> • 09:00 – 18:00 during the summer months (April-October) • 09:00 to 16:00 during the winter months (November - March) unless otherwise agreed in writing by local planning authority. <p>The café shall not provide more than 162 covers:</p> <ul style="list-style-type: none"> • 100 externally • 62 internally

42. Condition NS13 was recommended to safeguard the residential amenity of nearby occupants. The applicant contends that:

- a. there is existing outdoor seating (7 timber benches for approximately 42 people) which are in place all year round and stays in place overnight and there are existing security procedures in place to secure the park and to minimise disturbances;
- b. the furniture will not harm the historic significance of the park or the surrounding listed buildings, visually or otherwise. English Heritage will ensure that the tables are not misused out of operational hours by enforcing the same security measures that they have done until now
- c. Requiring removal of the furniture is not desirable as it would be necessary to use lighter weight easily portable tables and chairs which inevitably will not compare to solid timber furniture and it would be necessary to create an additional building to accommodate the 100 external covers; and
- d. Given that the café currently operates external seating which is left in situ 365 days per year.

43. The applicant has supplied additional information regarding the outdoor furniture that would be installed. This indicates that the seating utilises an aluminium frame with timber top and seat. The frame can be additionally weighted with sand and has been selected to guard against theft and anti-social behaviour within the park.

44. The additional information and associated justification for the furniture to be left on the outdoor seating terrace is noted. To ensure that applicant installs these benches and the proposal does not detract from the area, it is recommended that condition NS13 be modified. The applicant has agreed to the modified condition, shown below:

Recommended Condition
<p>Cafe hours of operation and covers</p> <p>The Stable Block Café, as shown on drawing no. 533-L-2002 - Rev C, shall not operate other than between the hours of:</p> <ul style="list-style-type: none"> • 09:00 – 18:00 during the summer months (April-October) • 09:00 to 16:00 during the winter months (November - March) unless otherwise agreed in writing by local planning authority. <p>The café shall not provide more than 162 covers:</p> <ul style="list-style-type: none"> • 100 externally • 62 internally <p>No outdoor furniture shall be left out other than in accordance with the product specification (GO IN PICNIC 10013N – WOOD LOCK), unless otherwise agreed in writing by the Local Planning Authority.</p>

External Illumination (19/1305/VRC – associated to 18/2977/FUL)

Condition Number	Condition	Requested Revision
NS16	<p>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:</p> <ul style="list-style-type: none"> • locations of external lighting 	<p>No external illumination shall not be installed, other than in accordance with the approved drawings or details which shall previously be submitted to and approved in writing by the Local Planning Authority, such details to include:</p>

	<ul style="list-style-type: none"> • specifications • lux plan (vertical as well as horizontal) • spectrum of proposed lighting prior to implementation. 	<ul style="list-style-type: none"> • locations of external lighting • specifications • lux plan (vertical as well as horizontal) • spectrum of proposed lighting prior to implementation.
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45. Local Plan Policy LP10 'Local Environmental Impacts, Pollution and Land Contamination) (LP10), the Council will seek to ensure that local environmental impacts of all development proposals do not lead to detrimental effects on the health, safety and the amenity of existing and new users or occupiers of the development site, or the surrounding land. These potential impacts can include, but are not limited to, air pollution, noise and vibration, light pollution, odours and fumes, solar glare and solar dazzle as well as land contamination.

46. In relation to light pollution, steps must be taken to ensure that the impact of artificial lighting is considered carefully during the development process.

47. There was no external lighting proposed in the original application and as such, NS16 was recommended to protect/safeguard the amenities of the locality and nature conservation interests. The applicant is seeking this variation to avoid duplication as the proposed lighting and fire alarm layout plan for the stable block café is being submitted for inclusion within condition U0058957 (Approved drawing numbers).

48. The lighting plan sets out locations for exit signage for the safety purposes. These include heights of 1.5m and 1.8m above natural ground level for emergency signage. This lighting is designed to illuminate only the area close to the buildings, and points of egress, to allow safe movement of staff and visitors. The Café is situated at 15m to the closest property boundary and 40m from the building line and it is considered that there is sufficient distance from adjoining properties, screening and control over the lighting, to support the proposed heights.

49. There were no objections to the external illumination from Urban Design, Ecology or Environmental Health.

50. The applicant has noted that the emergency lighting (associated with the amended wording) at the Stable Block Café by way of the additional plan is simply to satisfy for Building Regulation requirements, and not for any aesthetic purpose.

51. The proposed revision does not dilute the intent of the conditions and there are no objections to this revision.

Artificial Badger Sett (19/1305/VRC – associated to 18/2977/FUL)

Condition Number	Condition	Proposed Revision
NS27	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:	1. Prior to the commencement of Phase 2 of the development hereby approved, as shown on drawing no. 581 PL L 35 REV C , details of the artificial badger sett, shall be submitted and approved to the LPA, unless otherwise agreed in writing

	<ul style="list-style-type: none"> a) Showing precise location of sett on detailed plans to an appropriate scale b) camera details c) Construction method statement d) Implementation programme <p>2. The development shall not be implemented other than in accordance with the approved scheme.</p>	<p>with the Local Planning Authority.</p> <p>Details to include:</p> <ul style="list-style-type: none"> a) Showing precise location of sett on detailed plans to an appropriate scale b) Construction method statement c) Implementation programme <p>2. The development shall not be implemented other than in accordance with the approved scheme</p>
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52. NS27 was recommended to preserve the ecological value of the site. The applicant is seeking this revision to remove reference to camera equipment, based on there being a risk that antisocial behaviour could harm/disturb any badger(s) occupying the sett. Such sett damage has been evidenced at other sites which are unsecured. The artificial badger set will be constructed in phase 2, as conditioned, which is proposed to commence in July 2019 as opposed to September 2019.

53. The Borough's ecology officer has not objected to this change and accordingly, the proposed revision is considered to be acceptable.

Summary and conclusion

In conclusion, the two applications have been submitted to ensure that the proposed development can be undertaken within ecological restrictions.

The proposal was advertised and consultees were also invited to provide feedback during this time. One objection was received in relation to the requested modification of the Travel Plan (condition NS06), an adjustment to the condition wording is proposed to mitigate the concerns raised and give Council the ability to effectively monitor the proposal. There were no objections from the consultees and the application has been referred to the secretary of state, who has advised that Council can determine the application as they see fit.

Upon request, the applicant provided additional information regarding the selection of outdoor furniture. The aluminium frame with timber top and seat is considered to be sympathetic to the café and park, and there are no objections to this furniture being kept out provided that it is installed as specified. A condition is recommended to ensure that this occurs.

Condition NS10 required the preparation of a scheme for Electrical Vehicle Charging Points to be submitted and approved, accompanied by an implementation plan. The EVC points would be required to be retained for future use. The applicant has indicated that this should only apply to the occupation of Marble Hill House and not the Stable Café, on the basis that the demand would be generated by the house during construction. The considerable timeframe associated with fulfilling this condition was also brought to the borough's attention. A revised condition to ensure that a scheme for EVC has been submitted, approved and fully implemented thereafter is recommended.

The applications are not deemed to prejudice the aims of policy and guidance, and will not alter the significance of the heritage assets beyond what has already been discussed and accepted in the host applications.

Subject to the adjustments discussed above, it is recommended that the application be supported.