

Miss Hannah Swainston
Quod
Ingeni Building
Broadwick Street
London
W1F 0DE

Letter Printed 20 February 2020

FOR DECISION DATED
20 February 2020

Dear Sir/Madam

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

Application: 19/3209/VRC
Your ref: Bessant Drive
Our ref: DC/JIT/19/3209/VRC/VRC
Applicant: Mr N/A
Agent: Miss Hannah Swainston

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 **23 October 2019** and illustrated by plans for the permission of the Local Planning Authority to vary condition(s) of the Planning Permission for land situated at:

Levett Square Bessant Drive Richmond TW9 4FF

for

Variation of condition U83292 (NS14 - Restrict business use hours) of permission 14/1488/FUL to allow the GP surgery to operate between 8am - 8pm Monday to Friday and 8am - 5pm on Saturdays, excluding Sundays and Bank Holidays.

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 19/3209/VRC

APPLICANT NAME

Mr N/A
c/o Agent
London
W1F 0DE
United Kingdom

AGENT NAME

Miss Hannah Swainston
Ingeni Building
Broadwick Street
London
W1F 0DE

SITE

Levett Square Bessant Drive Richmond TW9 4FF

PROPOSAL

Variation of condition U83292 (NS14 - Restrict business use hours) of permission 14/1488/FUL to allow the GP surgery to operate between 8am - 8pm Monday to Friday and 8am - 5pm on Saturdays, excluding Sundays and Bank Holidays.

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

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U0077589	NS19 Piling (Thames Water)
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U0077591	NS22 Implement Play Facilities
U0077592	NS23 Secure by Design
U0077593	NS24 Lighting
U0077594	NS25 Insulation and Ventilation
U0077595	NS26 Extraction Design and odour

U0077596	NS27 Mechanical Services
U0077597	NS28 Noise and Vibration CMS
U0077598	NS29 Dust Control
U0077599	Restriction on telecommunications
U0077600	DS02 Wheelchair housing

INFORMATIVES

U0040675	Composite Informative
U0040676	NPPF approval
U0040677	EA informative 1: Surface water
U0040678	EA Informative 2: Ground water
U0040679	Thames Water Informative 1
U0040680	Thames Water Informative 2: Ground water
U0040681	Section 106 Agreement
U0040682	Safety Audit
IL02	Advertisements

DETAILED CONDITIONS AND INFORMATIVES

DETAILED CONDITIONS

U0077558 DV48 Approved Drawings

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

Reports:

Air Quality Assessment dated March 2014;
Archaeological Desk-based Assessment dated March 2014;
Phase 1 Environmental Assessment dated March 2014;
Phase II Geo-Environmental Assessment dated August 2013;
Interim Sustainable Travel Plan dated 1st April 2014;
External lighting proposal dated March 2014;
Sketch Scheme Proposed External Lighting Layout SK201 P2;
Construction Logistics Plan dated March 2014;
Flood Risk and Drainage Assessment dated March 2014;
Sustainability Statement (including Sustainable Construction Checklist) dated March 2014;
Ecological Appraisal dated March 2014;
Arboricultural Impact Assessment dated March 2014;
Public Open Space Assessment dated March 2014;
Energy Assessment dated 20th March 2014;
Noise Impact assessment dated March 2014;
Transport Assessment dated 1st April 2014;
Townscape & Visual Assessment date March 2014;
Concept Fire Strategy Report - Rev: 1 dated March 2014;
Design and Access Statement dated April 2014; updated December 2014;
Daylight Sunlight Report dated March 2014;
Planning Statement (including Affordable Housing Statement) dated April 2014;
Statement of Community Involvement dated April 2014;
Letter of support from GP Surgery (North Road Surgery);
Letter of support on affordable housing provision (Paragon);
Letter of support on affordable housing provision (TVHA);
Interim Sustainable Travel Plan prepared by PBA (29488/005 Rev 0);
Transport Assessment Addendum Note prepared by PBA (29488/005);
Flood Risk Assessment prepared by PBA (29488/005 Rev A);
Private and Confidential Viability Report submitted 9th May 2014;
Updated Noise Report following comments from EHO submitted 2nd June 2014;
Designers response to Stage 1 Road Safety Audit dated 2nd June 2014 submitted 18th June 2014;
Response to GLA letter (ref: D&P/3427/01) submitted 28th July 2014;
Response to public comments on highways Submitted 12th August 2014;
Transport Assessment Addendum Note prepared by Peter Brett Associates, dated 16 August 2017, received 17 August 2017.

Plans:

Site Location Plan (AA4457 2000 Rev C)
Basement Level (AA4457/2010 Rev G)
Site - Ground Level (AA4457/2011 Rev M)
Site - First Floor Level (AA4457 2012 Rev H)
Site - Second Floor Level (AA4457 2013 Rev F)
Site - Third Floor Level (AA4457 2014 Rev F)
Site - Fourth Floor Level (AA4457 2015 Rev J)
Site - Roof Plan (AA4457/2016 Rev J)
Site Sections 1 of 3 (AA4457/2020 Rev C)
Site Sections 2 of 3 (AA4457/2021 Rev B)
Site Sections 3 of 3 (AA4457/2022 Rev C)
New Access Gates to National Archives (AA4457/2025 Rev A)
Detailed Sections (AA4457/2026 Rev A)
Site Diagrams - Movement and Access (AA4457/2030 Rev E);

Site Diagrams - Storey Heights (AA4457 2031 Rev D)
Site Diagrams - Flat Types Tenure (AA4457/2032 Rev N)
Site Diagrams - Refuse Strategy (AA4457/2033 Rev F)
Site Diagrams - Parking (AA4457/2034 Rev F)
Block A - Ground Floor Plan GA Plans (AA4457/2100 Rev F)
Block A First Floor Plan GA Plans AA4457/2101 Rev E
Block A Second Floor Plan GA Plans AA4457/2102 Rev E
Block A Third Floor Plan GA Plans AA4457/2103 Rev E
Block A Fourth Floor Plan GA Plans AA4457/2104 Rev E
Block A - GA elevations AA4435/2105 Rev C
Block A - GA elevations AA4457 2106 Rev C
Block B - Ground Floor Plan GA Plans AA4457/2110 Rev F
Block B - First Floor Plan GA Plans (AA4457/2111 Rev F)
Block B - Second Floor Plan GA Plans (AA4457/2112 Rev F)
Block B - Third Floor Plan GA Plans (AA4457/2113 Rev F)
Block B - Fourth Floor Plan GA Plans (AA4457/2114 Rev F)
Block B - GA Elevations (AA4457/2115 Rev B)
Block B - GA Elevations (AA4457/2116 Rev D)
Block C - Ground floor plan GA plans (AA4457/2120 Rev D)
Block C - First floor plan GA plans (AA4457/2121 Rev D)
Block C - Second floor plan GA plans (AA4457/2122 Rev D)
Block C - Third floor plan GA plans (AA4457/2123 Rev D)
Block C - Fourth floor plan GA plans (AA4457/2124 Rev C)
Block C - GA elevations (AA4457/2125 Rev C)
Block D - Ground floor plan GA plans (AA4457/2130 Rev C)
Block D - First floor plan GA plans (AA4457/2131 Rev F)
Block D - Second floor plan GA plans (AA4457/2132 Rev F)
Block D - Third floor plan GA plans (AA4457/2133 Rev F)
Block D - fourth floor plan GA plans (AA4457/2134 Rev F)
Block D - GA elevations (AA4457/2135 Rev C)
Block D - GA elevations (AA4457/2136 Rev B)
Landscape drawings
Landscape Details; 5326/ASP3 Rev F
Highway drawings
PBA 29488/002/009 Rev A Undercroft Parking Area Traffic Flow and Priorities
29488/002/010 D Access Layout
29488-002-004 A Proposed Highway Improvements,

Unless where superseded by the following documents

Email correspondence between Dale Harvey (Peter Brett Associates LLP) and Gareth Griffiths (Taylor Wimpey) and Dale Harvey and Rachel Gray (Transport for London) various dates September 2016; received 10 July 2017.

Transport Assessment Addendum Note prepared by Peter Brett Associates, dated 16 August 2017, received 17 August 2017.

Russell Play Guidebook received 5 September 2017.

Dragonfly Drawing received 5 September 2017.

Report on Play Equipment received 26 September 2017.

Drawing no. CSa/2503/100 Rev B received 26 September 2017.

Drawing no. CSa/2503/101 Rev B received 26 September 2017.

and except where superseded by details approved under the following application references:

14/1488/DD02;

14/1488/DD03;

14/1488/DD04;

14/1488/DD05;

14/1488/DD06;

14/1488/DD07;

14/1488/DD09;

14/1488/DD10;

14/1488/DD11;

14/1488/DD12;

14/1488/DD13;
14/1488/DD14;
14/1488/DD15;
14/1488/DD16;
14/1488/DD17;
14/1488/DD19;
14/1488/DD20;
14/1488/DD22;
14/1488/DD23;
14/1488/DD24;
14/1488/DD25
14/1488/DD26;
14/1488/DD28;
14/1488/DD29;
14/1488/DD31;
17/2573/VRC;
14/1488/DD33;
17/2637/VRC;
14/1488/DD35;
14/1488/DD36;
14/1488/DD37;
17/2637/DD01.

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

U0077559 BD04 Details to specified scale

The development hereby approved shall not be carried out other than in accordance with the following details approved under application reference 14/1488/DD04 on 16.07.2015: 14/031/2023C1 received on the 18th of March 2015 and 14/013/2023C2 received on the 1st of June 2015; unless otherwise approved in writing by the Local Planning Authority.

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

U0077560 BD12 Details - Materials to be approved

The development hereby approved shall not be carried out other than in accordance with the details approved under application references 14/1488/DD03 on 17.07.2015 and 14/1488/DD33 on 10.08.2017 unless otherwise approved in writing by the Local Planning Authority.

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

U0077561 LT09 Hard and Soft Landscaping

The development hereby approved shall not be carried out other than in accordance with the following details approved under application references 14/1488/DD05 on 06.01.2016, 14/1488/DD06 on 05.02.2016 and 17/2637/DD01 on 31.01.2019; unless otherwise approved in writing by the Local Planning Authority.

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

U0077562 LT06 Tree Planting Scheme

(A) The development hereby approved shall not be carried out other than in accordance with the following details approved under application references 14/1488/DD13 on 07.09.2015: CSa/2503/110A and CSA/2503/111A received on the 14th of July 2015; unless otherwise approved in writing by the Local Planning Authority.

(B) If within a period of 5 years from the date of planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted, destroyed or dies, (or becomes in the opinion of the local planning authority seriously damaged or defective), another tree

of the same species and size originally planted shall be planted at the same place in the next planting season/within one year of the original tree's demise unless the local planning authority gives its written consent to any variations.

REASON: To safeguard the appearance of the locality.

U0077563 LT11 Landscape Management Large Scheme

The development hereby approved shall not be carried out other than in accordance with the following details approved under application references 14/1488/DD14 on 11.08.2015 and 14/1488/DD31 on 01.09.2017: Landscape Management Plan dated March 2015; Landscape Management Plan; report no. CSa/2503/01; 3rd Issue; dated March 2015; prepared by CSa Environmental Planning; received 29 August 2017; unless otherwise approved in writing by the Local Planning Authority.

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

U0077564 U83272 Cycle Parking

The development hereby approved shall not be carried out other than in accordance with the following details approved under application references 14/1488/DD20 on 06.03.2017:

- o Landscape General Arrangement Sheet 1 of 2; drawing no. CSA/2503/100 REV F; received 22 November 2016;
- o Landscape General Arrangement Sheet 2 of 2; drawing no. CSA/2503/101 REV F; received 22 November 2016;
- o Email from John Carter (applicant's agent) to Sarah Mako (officer) dated 22 November 2016;
- o Coordination Plans Basement; drawing no. 14/013/20657/A/2000C6; received 3 January 2017;
- o Email from John Carter (applicant's agent) to Sarah Mako (officer) dated 3 January 2017;
- o Bikeaway Locker Brochure; received 19 January 2017;
- o Email from John Carter (applicant's agent) to Sarah Mako (officer) dated 19 January 2017;
- o Email from John Carter (applicant's agent) to Sarah Mako (officer) dated 15 February 2017;

unless otherwise approved in writing by the Local Planning Authority.

REASON: To accord with this Council's policy to discourage the use of the car wherever possible.

U0077565 DV18A Refuse Arrangements

The development hereby approved shall not be carried out other than in accordance with the following details approved under application references 14/1488/DD23 on 13.12.2016: Drawing no. 14/013/20658/A/1002C1 received 4 November 2016 and drawing no. C82887-D-021 Rev C received 7 December 2016; unless otherwise approved in writing by the Local Planning Authority.

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

RS05 Restriction - air cooling

No air conditioning apparatus, equipment or ducting shall be erected, placed or fixed to any part of the roof or external faces of the building, otherwise than as agreed in writing by the Local Planning Authority.

REASON: To safeguard the amenities of neighbouring properties and the area in general.

U0077566 DV49 Construction Method Statement

The development hereby approved shall not be carried out other than in accordance with the following details approved under application reference 14/1488/DD02 on 10.11.2015: 14/013/20657/A/1001 received on 8 April 2015; Construction Dust Impact

Assessment by Foundation Developments Limited received on 21 May 2015; C82887-D-020 B; 14_013_20657C1; and Hoarding Design by JNP Group dated 19/05/2015 received on 23 July 2015; C82887-D-025 A; C82887-D-026 A; and C82887-D-027 A received on 20 October 2015; Construction Management Plan (Rev_05) by Taylor Wimpey dated 02/11/15 received on 6 November 2015; unless otherwise approved in writing by the Local Planning Authority.

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

U0077567 DV44A Code for Sustainable Homes

The dwellings hereby approved shall achieve a Code Level 3 in accordance with the terms of the application and requirements of the Code for Sustainable Homes: Technical Guide (or such national measure of sustainability for house design that replaces that scheme).

REASON: in the interests of promoting sustainable forms of developments and to meet the terms of the application.

U0077568 DV46 BREEAM for Non-Housing

The development hereby approved shall achieve BREEAM Rating excellent in accordance with the terms of the application and the requirements of the BREEAM Guide (or such national measure of sustainability for design that replaces that scheme).

REASON: In the interests of promoting sustainable forms of developments and to meet the terms of the application.

U0077660 DS04 - Access for Disabled People

(A) The residential units and parking area hereby approved shall not be carried out other than in accordance with the following details approved under application reference 14/1488/DD11 on 11.08.2015: Drawings 14_013_20657_A_2021-C3 and 14_013_20657_A_2022-C3; and email from Gareth Griffiths dated 7th July 2015; unless otherwise approved in writing by the Local Planning Authority.

(B) Within 8 weeks of the date of this decision, a scheme indicating the provision to be made for disabled people to gain access to the doctors surgery; shall have been submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented within one month of the date of the written approval of the Local Planning Authority.

REASON: To ensure the provision of a satisfactory and convenient form of development for people with disabilities.

U0077570 DV29E Potentially Contaminated Sites

The development hereby approved shall not be carried out other than in accordance with the following details approved under application reference 14/1488/DD12 on 10.07.2015 and 14/1488/DD35 on 14.09.2017: 'Phase II Geo-Environmental Assessment - The Old Sorting Office, Kew, London - January 2015 - Ref: BCD.GRP13/331894/PII' authored by CBRE and received on the 18th of March 2015; Summary of Risk Mitigation Works (ref: 50BCD0105679) by CBRE dated July 2017, received 27 July 2017; unless otherwise approved in writing by the Local Planning Authority.

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

U0077571 NS01 GP Surgery

The ground floor Class D1 premises shall be used only for/as a GP / Doctor's Surgery; and for no other purpose whether or not within Use Class D1 as specified in the schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision revoking or re-enacting that order.

REASON: To safeguard the amenities of nearby occupiers and the area generally and to ensure an acceptable form of development.

U0077572 NS02 Roof

The roof of the buildings, except those areas identified on the approved plans as terraces, 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.

U0077573 NS03 PV Panels

The development hereby approved shall not be carried out other than in accordance with the following details approved under application reference 14/1488/DD26 on 02.02.2017:

- o Certificate of Factory Production Control issued to BISOL Proizvodnja, d.o.o. (Bisol Production, Ltd), Certificate Number BAPT 8503 R8 received 28 October 2016;
 - o BISOL PeakPerformance Series, Monocrystalline PV Modules/ BMO 300 Wp brochure received 28 October 2016;
 - o PV Roof Layout Block A; project no. I1525; drawing no. I1525-100-01; received 28 October 2016;
 - o PV Roof Layout Block B; project no. I1525; drawing no. I1525-101-01; received 28 October 2016;
 - o PV Roof Layout Block D; project no. I1525; drawing no. I1525-102-01; received 28 October 2016;
 - o Email from John Carter to Sarah Mako; received 13 January 2017;
 - o I1525 Bessant Drive, PV System Energy Out Prediction; MCS 2013 Methodology for PV Energy Performance document received 13 January 2017;
 - o K2-Systems: Mounting Systems for Solar Technology brochure; received 13 January 2017;
 - o Photograph of proposed PV panel types; received 13 January 2017;
 - o PV Module General Arrangement Site Plan; drawing no. 14/013/20657/A/1004P received 13 January 2017;
 - o Block Compliance; Property Reference 3669 Flat 44; Survey Reference 003; Date 22 January 2016; Prepared by Vector Design Consultancy Ltd; received 23 January 2017;
 - o Block Compliance; Property Reference 3669 Flat 104; Survey Reference 003; Date 22 January 2016; Prepared by Vector Design Consultancy Ltd; received 23 January 2017;
 - o Block Compliance; Property Reference 3669 Flat 130; Survey Reference 003; Date 22 January 2016; Prepared by Vector Design Consultancy Ltd; received 23 January 2017;
 - o Block Compliance; Property Reference 3669 Flat 170; Survey Reference 003; Date 22 January 2016; Prepared by Vector Design Consultancy Ltd; received 23 January 2017;
 - o Email from John Carter to Sarah Mako; received 23 January 2017;
- unless otherwise approved in writing by the Local Planning Authority.
REASON: In the interests of promoting sustainable forms of developments

U0077574 NS04 Ecology

No development shall take place other than in accordance the recommendations and ecological enhancements outlined in the Ecological Appraisal dated March 2014.

REASON: To protect the ecological value of the site and area in general.

U0077575 NS05 SMP and Servicing Arrangements

The development hereby approved shall not be carried out other than in accordance with the following details approved under application reference 14/1488/DD29 on 07.07.2017:

- o Landscape Management Plan; prepared by CSa Environmental Planning; report no. CSa/2503/01; 2nd Issue; dated March 2015; received 23 January 2017.
- o Architectus Maintenance Strategy; Rev A - 11.01.17; dated June 2016; received 23 January 2017

- o Drawing no. 14/013/20658/A/1002C1; received 23 January 2017;
- o Drawing no. C82887-D-017 Rev D; received 23 January 2017;
- o Drawing no. C82887-D-021 Rev C; received 23 January 2017;
- o Drawing no. C82887-D-022 Rev C; received 23 January 2017;
- o Site Management Plan; Rev A; prepared by Architectus; dated 5 June 2017; received 5 June 2017;
- o Drawing no. 14/013/20657/A/1100P1; prepared by Architectus; received 5 June 2017;
- o Drawing no. 14/013/20657/A/1101P1; prepared by Architectus; received 5 June 2017;
- o Letter from the Fire Service dated 10 October 2016; received 5 June 2017;
- o Drawing no. C82887-D-017 Rev F; prepared by JNP Group; received 6 July 2017;

unless otherwise approved in writing by the Local Planning Authority.

REASON: In the interests of safety and the general amenity of the completed development.

U0077576 NS06 Construction Logistics Plan

The development hereby approved shall not be carried out other than in accordance with the following details approved under application reference 14/1488/DD02 on 10.11.2015: 14/013/20657/A/1001 received on 8 April 2015; Construction Dust Impact Assessment by Foundation Developments Limited received on 21 May 2015; C82887-D-020 B; 14_013_20657C1; and Hoarding Design by JNP Group dated 19/05/2015 received on 23 July 2015; C82887-D-025 A; C82887-D-026 A; and C82887-D-027 A received on 20 October 2015; Construction Management Plan (Rev_05) by Taylor Wimpey dated 02/11/15 received on 6 November 2015; unless otherwise approved in writing by the Local Planning Authority.

REASON: To ensure that the scheme accords with TFL guidance 'Building a better future for freight: Construction Logistics Plans' and policy 6.14 Freight of the London Plan (2011) by improving the safety and reliability of deliveries to the site, reducing road congestion for buses and general traffic and minimising the environmental impact during construction.

U0077577 NS07 New Access Details

The development hereby approved shall not be carried out other than in accordance with the following details approved under application reference 14/1488/DD06 on 05.02.2016: C82887-D-005 REV J; and CSA/2503/100 REV D received on 25 January 2016; unless otherwise approved in writing by the Local Planning Authority.

REASON: To ensure that the proposed development does not prejudice highway safety and to safeguard the appearance of the locality.

U0077578 NS08 Sight lines

Notwithstanding the provisions of the Town and Country Planning General Development Orders 1995, or any Order revoking or re-enacting that Order), no wall, fence, hedge or other obstruction to visibility within any part of the areas defined hereunder which is under the control of applicant, where vehicles are intended to cross pedestrian paths and also vehicular splays where vehicles enter the public highway, shall at any time exceed a height of 0.6m above ground level, as agreed by the Local Planning Authority, defined by:

- i. The highway boundary.
- ii. The edge of the proposed vehicular access.
- iii. A line joining a point 2.4m from the intersection of the highway boundary, with a point 2.1m from that intersection measured along the edge of the proposed access.

REASON: To provide a suitable standard of visibility and for the safety of pedestrians in the vicinity of the access.

U0077579 NS09 Safety Audits

Stage 1, 2, 3 and 4 Safety Audits shall be submitted to and approved by the Local Planning Authority respectively at the detailed design stage and within 6 months after the practical completion of the development.

REASON: In the interests of highway and pedestrian safety.

U0077580 NS10 Closing of existing access

The development hereby approved shall not be carried out other than in accordance with the following details approved under application reference 14/1488/DD36 on 25.09.2017:

- o Drawing no. C82887-D-005 Rev J; prepared by JNP Group; received 15 September 2017;
- o Drawing no. CSa/2503/100 Rev K; prepared by CSa Environmental Planning; received 15 September 2017;
- o Drawing no. CSa/2503/101 Rev K; prepared by CSa Environmental Planning; received 15 September 2017;

unless otherwise approved in writing by the Local Planning Authority.

REASON: To confine access to the permitted points in order to ensure that the development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway.

U0077581 NS11 Car Parking

The development hereby approved shall not be carried out other than in accordance with the following details approved under application reference 14/1488/DD28 on 07.07.2017 unless otherwise approved in writing by the Local Planning Authority.

REASON: To ensure an adequate level of parking is provided for the development and suitably managed

U0077582 NS12 Affordable Housing Parking

None of the affordable housing units hereby approved shall be occupied until at least 1 car parking space on site has been allocated and ready for use to each of these units. These shall thereafter be retained for the use of the allocated affordable unit.

REASON: To ensure the development does not raise unacceptable on-street parking implications.

U0077583 NS13 Car Club details

The development hereby approved shall not be carried out other than in accordance with the details approved under application reference 14/1488/DD16 on 13.08.2015, unless otherwise approved in writing by the Local Planning Authority.

REASON: To help meet demand for parking in the interests of the local amenity.

U0077584 NS14 Restrict business use hours

No work or associated activities including deliveries /loading /unloading /servicing /or parking or manoeuvring of vehicles by staff and/or visitors associated with the doctors premises shall be carried out on the premises on any Sunday or Bank Holiday nor before 8am or after 8pm on Monday - Friday nor before 8am or after 5pm on Saturdays.

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

U0077585 NS15 Refuse Management Plan

The development hereby approved shall not be carried out other than in accordance with the following details approved under application reference 14/1488/DD22 on 13.12.2016: Drawing no. 14/013/20658/A/1002C1 received 4 November 2016 and drawing no. C82887-D-021 Rev C received 7 December 2016; unless otherwise approved in writing by the Local Planning Authority.

REASON: To ensure the development does not prejudice the free flow of traffic and highway and pedestrian safety.

U0077586 NS16 Environment Agency 1

The development permitted by this planning permission shall only be carried out in accordance with the submitted Flood Risk Assessment (FRA) prepared by Peter Brett Associates dated March 2014 reference number 29488/001 and the following mitigation measures, amongst others detailed within these documents: Finished floor levels to be set no lower than 5.91m AOD to provide a freeboard of 600mm above the predicted breach level of a 1 in 200 (0.5%) annual probability. The limiting of surface water discharge rate from the site to 5.0l/s as described in the proposed drainage strategy. The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

REASON: To reduce the risk of flooding to the proposed development and future occupants.

U0077587 NS17 Environment Agency 2

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

REASON: To protect groundwater. The site overlies the river gravels; a minor aquifer and National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution. Government policy also states that planning policies and decisions should ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 121).

U0077588 NS18 Flood warning and evacuation plan

The development hereby approved shall not be carried out other than in accordance with the following details approved under application reference 14/1488/DD19 on 21.12.2016: Flood Warning and Evacuation Plan; prepared by JNP Group; reference no. C82887 BES - R001 - A; dated December 16th 2016; received December 16th 2016; unless otherwise approved in writing by the Local Planning Authority.

REASON: To ensure the scheme does not raise unacceptable flooding implications.

U0077589 NS19 Piling (Thames Water)

The development hereby approved shall not be carried out other than in accordance with the details approved under application reference 14/1488/DD07 on 10.07.2015, unless otherwise approved in writing by the Local Planning Authority.

REASON: The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure.

U0077590 NS21 Drainage Works

The development hereby approved shall not be carried out other than in accordance with the details approved under application reference 14/1488/DD17 on 24.02.2016, unless otherwise approved in writing by the Local Planning Authority. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

REASON: To prevent sewage flooding and to ensure that sufficient capacity is made available to cope with the approved development, and to avoid adverse environmental impact on the local community.

U0077591 NS22 Implement Play Facilities

The play facilities permitted under application ref: 17/2573/VRC shall be permanently retained, unless otherwise approved in writing by the Local Planning Authority.

REASON: To ensure there are adequate play facilities within the site for the 0-4 age group.

U0077592 NS23 Secure by Design

The development shall not be carried out except in accordance with details of the security measures which shall be submitted to and approved in writing by the Local Planning Authority. These measures are to accord with the principles of Secure by Design and will, in particular, incorporate internal lighting and surveillance measures within the basement car park and commuter cycle store and video access control systems at the entrances to each residential block from the plaza and other public areas including the basement car park.

REASON: To ensure a safe and convenient form of development.

U0077593 NS24 Lighting

The development hereby approved shall not be carried out other than in accordance with the details of lighting approved under application reference 14/1488/DD09 on 14.01.2016, unless otherwise approved in writing by the Local Planning Authority.

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

U0077594 NS25 Insulation and Ventilation

The development hereby approved shall not be carried out other than in accordance with the details approved under application reference 14/1488/DD24 on 21.11.2016, unless otherwise approved in writing by the Local Planning Authority.

REASON: To ensure a satisfactory standard of accommodation.

U0077595 NS26 Extraction Design and odour

The development hereby approved shall not be carried out other than in accordance with the following details approved under application reference 14/1488/DD15 on 17.07.2015: ME100, ME111 and ME112 received on the 22nd of April 2015; unless otherwise approved in writing by the Local Planning Authority.

REASON: To safeguard local amenity.

U0077596 NS27 Mechanical Services

The development hereby approved shall not be carried out other than in accordance with the details approved under application references 14/1488/DD25 on 21.11.2016 and 14/1488/DD37 on 25.09.2017, unless otherwise approved in writing by the Local Planning Authority.

REASON: To ensure the development does not raise unacceptable noise disturbance, and is acceptable visually.

U0077597 NS28 Noise and Vibration CMS

The development hereby approved shall not be carried out other than in accordance with the details approved under application reference 14/1488/DD10 on 10.07.2015, unless otherwise approved in writing by the Local Planning Authority.

REASON: to ensure the development does not create unacceptable pollution to the surrounding occupants and environment.

U0077598 NS29 Dust Control

The development hereby approved shall not be carried out other than in accordance with the details approved under application reference 14/1488/DD02 on 10.11.2015, unless otherwise approved in writing by the Local Planning Authority.

REASON: To ensure the development does not create unacceptable pollution levels.

U0077599 Restriction on telecommunications

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) England Order 2015 (or any Order revoking or re-enacting that Order) no telecommunications equipment shall be erected on or attached to the building(s) hereby approved.

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

U0077600 DS02 Wheelchair housing

That 10% of the units hereby approved and the associated parking must be specifically designed for, or be capable of easy adaptation to, the Council's standards for "Wheelchair Housing".

REASON: To ensure that the proposed housing contributes to the needs of people with disabilities.

DETAILED INFORMATIVES

U0040675 Composite Informative

Reason for granting:

The proposal has been considered in the light of the Development Plan, comments from statutory consultees and third parties (where relevant) and compliance with Supplementary Planning Guidance as appropriate. It has been concluded that there is not a demonstrable harm to interests of acknowledged importance caused by the development that justifies withholding planning permission.

Principal Policies:

Where relevant, the following have been taken into account in the consideration of this proposal:-

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.

U0040676 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 recommended for approval and referred to the first available Planning Committee, where the agents / applicants had an opportunity to present the case.

U0040677 EA informative 1: Surface water

The EA are happy to see that the proposal is managing the surface water runoff using cellular storage tanks on podium slab, attenuating surface water runoff to Greenfield rates and therefore it poses a good improvement compared to the current situation in regards to managing surface water flooding. However the implementation of SuDS (Sustainable Drainage Systems) measures have not been fully investigated and applied to the site, other than the attenuation tank option. Given that the impermeable area, as a result of the construction of the new buildings, will be significantly increased, the justification of the constraints for not using source-control SuDS techniques are not sufficiently explained in the FRA. We recommend the applicant investigate how further SuDS measures can be applied to the site. This could attenuate water runoff, improve water quality, create habitat, reduce urban heat and provide insulation, amongst other sustainable benefits. See the Green Roof Developer's guide for more info:

http://www.greenroofguide.co.uk/downloads/dev_guide_v3.pdf Another push for further increasing the overall sustainability and managing of water resources that could be implemented might be a rain water harvesting system combined with greywater recycling. This could substantially reduce the site's water usage and thus reducing the volume of water discharged into the attenuation storage tank and subsequently into the sewage system by capturing rain water at its source. It is advisable that consultation with the local utility company responsible for water is carried out by the applicant to determine whether the proposed discharge from the site would be acceptable. See the CIRIA C697 SUDS manual for more info: <http://www.susdrain.org/resources/ciria-guidance.html>.

U0040678 EA Informative 2: Ground water

The site is underlain by a bedrock of London Clay over which river terrace gravels up to 10m thick have been deposited. The bedrock is classified as a non productive strata, whilst the river gravels have been classified as a minor aquifer supporting river baseflow. The site is within 200m of the River Thames therefore our assessment is that the proposed development is located within a moderately sensitive area with respect to controlled waters. The proposed development is on brownfield land, the land use history of which is reported in submitted site reports. It is understood that the site comprises of made ground overlying river gravels on London Clay. The development includes substantial basements and piling will be required for foundations, therefore a substantial amount of made ground will be removed from the site, reducing the risk of contamination identified in site investigations having a significant impact on the groundwater locally. The CL:AIRE Definition of Waste: Development Industry Code of Practice (version 2) provides operators with a framework for determining whether or not excavated material arising from site during remediation and/or land development works are waste or have ceased to be waste. Under the Code of Practice:

1. excavated materials that are recovered via a treatment operation can be re-used on-site providing they are treated to a standard such that they are fit for purpose and unlikely to cause pollution

2. treated materials can be transferred between sites as part of a hub and cluster project

3. some naturally occurring clean material can be transferred directly between sites.

The developer should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on site operations are clear. If in doubt, we should be contacted for advice at an early stage to avoid any delays. We recommend that the developer should refer to our: Position statement on the Definition of Waste: Development Industry Code of Practice and; website at www.environment-agency.gov.uk for further guidance.

U0040679 Thames Water Informative 1

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development. The developer will need to contact Thames Water to discuss the connection point for supply. There are a number of mains around this site which may or may not affect the water capacity requirements for this development. Please contact Developer Services on 0845 850 2777 to discuss this further. The receiving network is known to be at, or approaching capacity. Thames Water request that an impact study be undertaken to ascertain, with a greater degree of certainty, whether the proposed development will lead to overloading of existing infrastructure, and, if required, recommend network upgrades. Please liaises with Thames Water Development Control Department (telephone 01923 898072) with regard to arranging an impact study. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the details of the piling method statement.

U0040680 Thames Water Informative 2: Ground water

Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharged typically result

from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Groundwater permit enquiries should be directed to Thames Water's Risk Management by telephoning 020 8 507 4890 or by emailing wwwriskmanagment.thameswater.co.uk. Application forms should be completed on link via www.thameswater.co.k/wastewaterquality. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industrial Act 1991.

U0040681 Section 106 Agreement

This planning permission has a Section 106 Agreement and Deed of Variation which must be read in conjunction with it.

U0040682 Safety Audit

The applicants are advised the Safety Audit stages 2, 3, 4 are required to also address the access onto the roundabout and pedestrian movement at the site.

IL02 Advertisements

The applicant is advised of the need to obtain separate consent under the Town & Country Planning (Control of Advertisements) Regulations 1992 for any advertisements requiring express consent which it is to display on these premises.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION
19/3209/VRC

VRC Applications

Making an Appeal – Summary Guidance

Whether to appeal

If the Local Planning Authority (LPA) turn down your application, you should look carefully at the reasons why they turned it down before you make an appeal. You should speak to the LPA to see if you can sort out the problem - perhaps by changing your proposal. An appeal should only ever be a last resort.

Type of appeal:

Planning Application

Appeal time:

Within six months of the date of the council's decision letter.

Who can appeal?

The applicant or their agent may lodge an appeal.

The right of appeal:

You can appeal against the council's decision:

- If you applied to the Local Planning Authority and they:
 - Refused permission;
 - Gave permission but with conditions you think are inappropriate;
 - Haven't approved the details of a scheme which they or the Secretary of State have already given outline planning permission for or;
 - Have approved the details of a scheme but with conditions you think are inappropriate or unreasonable.

- If the LPA rejected a proposal arising from a condition or limitation on a planning permission.
- If the LPA don't decide your application within the time allowed. Normally the time allowed is eight weeks from when they accept your application.
- If the LPA told you they needed more information before they could decide your outline planning application, but you do not want to supply this.

You will make your appeal to the Department for Communities and Local Government of which the Planning Inspectorate is a part. Most are decided by specialist officers in the Planning Inspectorate. Only the person or business applying for consent to display an advertisement may appeal. If the council issues a discontinuance notice, only those on whom the notice is served may appeal.

The appeal process:

Appeals must be made

- Online at www.planninginspectorate.gov.uk, or
- Initial Appeals, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

It will be expected that all appeal documentation will be submitted electronically.

The process is fully documented on the website of the Planning Inspectorate www.planninginspectorate.gov.uk, however in summary there are three main types of appeal:

Written procedure:

Written evidence is considered from the applicant/agent/business and the council. The council will send copies of any letters of objection or support they received when considering your application. Within six weeks of the Inspectorate receiving your appeal forms the council will send a copy of their statement to the Inspectorate. You must make any comment on these within three weeks.

Hearing procedure:

Hearings allow you and the council to exchange views and discuss your appeal. Before the hearing the council will send a copy of their statement to you and the Inspectorate. You can comment on their statement in writing otherwise the Inspectorate will treat the reasons given in your appeal form as the basis of your case for discussion.

Hearings are usually held in council offices. The Inspector leads the discussion and invites the people involved to put their points across. The Inspector will visit the site unaccompanied before the hearing and will make a further accompanied visit as part of the hearing.

Inquiry procedure:

Inquiries are normally for large-scale applications. A public inquiry is a formal procedure in which both parties have legal representation.

Making your views known on someone else's appeal:

The LPA will notify anyone who took part in the consultations when you first applied for permission that you are appealing. For appeals decided by hearing or inquiry the LPA will tell interested people when and where this will be and let them know that they can attend. The Inspectorate will also take account of the views of certain groups who have a right to comment, for example, owners of a site, local amenity groups and so on.

Costs:

Normally you and the council will pay for your own expenses in an appeal. You can only claim costs when you can show that the council have behaved in an unreasonable way causing unnecessary expense.

Who to contact?

The Planning Inspectorate

Website www.planninginspectorate.gov.uk

Email enquiries@pins.gsi.gov.uk

Telephone 0303 444 5000

Write to Initial Appeals, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN

London Borough of Richmond upon Thames

Website www.richmond.gov.uk/planning

Email planningappeals@richmond.gov.uk

Telephone 020 8891 1411 for advice

Write to The Appeals Officer, Development Control, Civic Centre, 44 York Street, Twickenham TW1 3BZ