

Ms Anna Russell-Smith
Montagu Evans
5 Bolton Street
London
W1J 8BA

Letter Printed 14 September 2020

FOR DECISION DATED
14 September 2020

Dear Sir/Madam

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

Application: 18/3642/OUT
Your ref: Barnes Hospital
Our ref: DC/JAG/18/3642/OUT/OUT
Applicant: Mr Matthew Neal
Agent: Ms Anna Russell-Smith

WHEREAS in accordance with the provisions of the Town and Country Planning Act 1990 and the orders made thereunder, you have made an OUTLINE application received on **7 November 2018** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

Barnes Hospital South Worple Way East Sheen London

for

Outline planning permission for the demolition and comprehensive redevelopment (phased development) of land at Barnes Hospital to provide a mixed use development comprising a health centre (Use Class D1), a Special Educational Needs (SEN) School (Use Class D1), up to 80 new build residential units (Use class C3), the conversion of two of the retained BTMs for use for up to 3no. residential units (Use Class C3), the conversion of one BTM for medical use (Use Class D1), car parking, landscaping and associated works. All matters reserved save for the full details submitted in relation to access points at the site boundaries.

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 OUTLINE application is hereby **GRANTED** subject to the conditions and informatives summarised and listed on the attached schedule.

Yours faithfully

A handwritten signature in black ink, appearing to read 'R. Angus', with a long horizontal flourish extending to the right.

Robert Angus
Head of Development Management

SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 18/3642/OUT

APPLICANT NAME

Mr Matthew Neal
Springfield University Hospital
61 Glenburnie Road
London
SW17 7DJ

AGENT NAME

Ms Anna Russell-Smith
5 Bolton Street
London
W1J 8BA

SITE

Barnes Hospital South Worple Way East Sheen London

PROPOSAL

Outline planning permission for the demolition and comprehensive redevelopment (phased development) of land at Barnes Hospital to provide a mixed use development comprising a health centre (Use Class D1), a Special Educational Needs (SEN) School (Use Class D1), up to 80 new build residential units (Use class C3), the conversion of two of the retained BTMs for use for up 3no. residential units (Use Class C3), the conversion of one BTM for medical use (Use Class D1), car parking, landscaping and associated works. All matters reserved save for the full details submitted in relation to access points at the site boundaries.

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

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U0087468	NS16-GLAAS - WSI
U0087469	NS17-Environment Agency Condition 1
U0087470	NS18-External Illumination
U0087471	NS19-Misc Details - Sample Panels
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U0087481	NS28-Refuse Arrangements
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U0087483	NS30-refuse enclosure
U0087484	NS31 - Uses
U0087485	NS32-Floor areas / unit numbers
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U0087487	NS34-Residential Mix

U0087488	NS35-Play Space
U0087489	NS36-Landscaping above basement
U0087490	NS37-Soft Landscaping - Quantum
U0087491	NS38-Restriction on use of roof
U0087492	NS39-Environment Agency Condition 2
U0087493	NS40-Environment Agency Condition 4
U0087494	NS41-Environment Agency Condition 5
U0087495	NS42-Tree Planting
U0087496	NS43-Green /Brown Roof
U0087497	DV30-Refuse Storage
U0087498	GD02A-PD Restrictions
U0087499	NS44-Gated Development
U0087500	NS45-Air Quality- NRMM
U0087501	NS46-Delivery and Servicing Plan - Healt
U0087502	NS47 - BREEAM - Excellent - Healthcare C
U0087503	NS48-Mechanical Services Noise Control
U0087504	NS49-Odour - kitchen extraction system
U0087505	NS50-Hours - Healthcare centre
U0087506	NS51-Foundation Depth within RPA of T1
U0087507	NS52-BREEAM-Excellent - SEN School
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U0087510	NS55-Noise Protection - SEN School (1)
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U0087513	NS58-Pupil & Staff Numbers - SEN School
U0087514	NS59-Hours -SEN School
U0087515	NS60-Foundation Depth within RPA
U0087516	NS61-Acoustic Fencing
U0087517	NS62-Noise Protection - Residential (1
U0087518	NS6-Mechanical Services Noise Control
U0087519	NS64-Foundation Details - Refuse Store
U0087520	NS65-Thames Water Condition - Resident
U0087521	DV51-Water Consumption
U0087522	NS66-BREEAM Domestic Refurbishment
U0087523	NS67- Existing Gates
U0087524	NS68 - Recording of Building

INFORMATIVES

U0045049	IL01 - Definitions
U0045050	IL02-Details of piling-EHO consultatio
U0045051	IL03-Advertisements
U0045052	IL04-Section 106 agreement
U0045053	IL05 - CIL liable
U0045054	IL06-NPPF APPROVAL - Para 186 and 187
U0045055	IL07-Disabled persons
U0045056	IL08-Disabled persons-Educat'l build'g
U0045057	IL09-Disabled parking
U0045058	IL10-Use of hardwoods
U0045059	IL11-Street numbering
U0045060	IL12-Trees - Protective fencing
U0045061	IL13 - Trees - Size of new stock
U0045062	IL14-Nature Conservation
U0045063	IL15-Construction Logistics Plan - TfL
U0045064	IL16-Archaeology
U0045065	IL17-Reason for granting
U0045066	IL18-Principal Policies
U0045067	IL19-Building Regulations
U0045068	IL20-Damage to the public highway
U0045069	IL21-Noise control - Building sites
U0045070	IL22-Ecology Informative

U0045071
U0045072
U0033767

IL23-Thames Water Informative
IL24-Network Rail Informative
GLAAS informative

DETAILED CONDITIONS AND INFORMATIVES

DETAILED CONDITIONS

U0087453 NS01-Outline - Material Start

The development hereby permitted in a particular Development Plot (as shown on drawing number C645_P_00_006-RevD) shall be begun either before the expiration of three years from the date of this permission or before the expiration of two years from the date of the final approval of the last of the reserved matters for that Development Plot, whichever is the later.

REASON: To conform with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

U0087454 NS02-Outline - Submission of RMs

All applications for the approval of Reserved Matters in the Development Plots hereby approved shall be made to the Local Planning Authority no later than within 3 years of the date of this permission.

REASON: To conform with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

U0087455 NS03-Approved Drawings

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

Existing Plans - all received on 09.05.19 (unless otherwise stated)

18002_G100_P_00_001/ REV_A Existing Site Plan; 18002_JA12_P_00_001/ REV_A Existing Ground Floor Plan; 18002_JA12_P_01_001/ REV_A Existing First Floor Plan; 18002_JA12_P_RF_001/ REV_A Existing Roof Plan; Existing North Elevation - 18002_JA12_E_N_001 (received by the Local Planning Authority on 24.12.18); Existing West Elevation - 18002_JA12_E_W_001 (received by the Local Planning Authority on 24.12.18); Existing Site Sections - 18002_JA12_E_N_002; (received by the Local Planning Authority on 24.12.18);

Elevation 1 - 2018/298/01; Elevation 1,2,3 - 2018/298/02; Elevation 3 - 2018/298/03; Elevation 4,5,6 - 2018/298/04; Elevation 7,8,9,10 - 2018/298/05; Elevation 11,12,13,14 - 2018/298/06; Elevations 15,16,17,18 - 2018/298/07; Elevations 19,20 - 2018/298/08; Elevations 21,22 - 2018/298/09; Elevations - 23,24,25,26,27,28 - 2018/298/10; Elevations 29,30,31,32,33,34,35 - 2018/298/11; Elevations 36,37,38 - 2018/298/12; all received on 24.12.18

Parameter Drawings - all received on 09.05.19 (unless otherwise stated)

18002_C645_P_00_001/ REV_A Site Location Plan; 18002_C645_P_00_002/ REV_A Existing Site Levels; 18002_C645_P_00_003/ REV_A Existing Building Heights; 18002_C645_P_00_004/ REV_B Demolition Plan; 18002_C645_P_00_005/ REV_A Proposed Site Levels; 18002_C645_P_00_006/ REV_D Proposed Plot Use (received on 30.05.19); 18002_C645_P_00_007/ REV_E Proposed Building uses (received on 30.05.19); 18002_C645_P_00_008/ REV_E Proposed Maximum Storey Heights; 18002_C645_P_00_009/ REV_D Maximum Building Extents; 18002_C645_P_00_010/ REV_D Pedestrian and Cycle Access; 18002_C645_P_00_011/ REV_D Vehicular Access; 18002_C645_P_00_012/ REV_D Public Realm and Landscaping; 18002_C645_P_00_013/ REV_A Maximum Basement Extents; 18002_C645_P_00_014/ REV_E SEN School Option 2 - Proposed Building uses (received on 30.05.19); 18002_C645_P_00_015/ REV_E SEN School Option 2 - Proposed Maximum Storey Heights; 18002_C645_P_00_016/ REV_D SEN School Option 2 - Maximum Building Extents; 18002_C645_P_00_017/ REV_D SEN School Option 2 - Pedestrian and Cycle Access; 18002_C645_P_00_018/ REV_D SEN School Option 2 - Vehicular Access; 18002_C645_P_00_019/ REV_D SEN School Option 2 - Public Realm and Landscaping;

Reports (all received on 07.11.18 unless stated otherwise) - Archaeological Desk Based Assessment - AOC Archaeology Group October 2018; Barnes Marketing History Letter - Savills 25.10.18; Barnes Marketing History Letter - Savills 21.11.18 - received by the Local Planning Authority on 24.12.18; Barnes Marketing Brochure; Phase 1 Ground Contamination Desk Study 30.10.18; Daylight, Sunlight and Overshadowing Report - XCO2 November 2018; Ecological Appraisal - Aspect Ecology November 2018; Framework Delivery and Servicing Management Plan - Motion October 2018; Framework Residential Travel Plan - Motion October 2018; Framework Workplace Travel Plan - Motion October 2018; Heritage Statement - Montagu Evans October 2018; Acoustic Design Statement - RPS 02.11.18; Outline Planning Energy Strategy - Arup 25.10.18; Statement of Community Involvement - Cascade October 2018; Air Quality Report - RPS November 2018 - received by the Local Planning Authority on 24.12.18; Transport Statement - Motion October 2018; Arboricultural Impact Assessment - Landmark Trees 25.03.19 - received by the Local Planning Authority on 17.04.19; Utility Infrastructure Letter - Arup 14.12.18 - received by the Local Planning Authority on 24.12.18; Flood Risk Assessment drainage letter - Arup 21.11.18 - received by the Local Planning Authority on 24.12.18; NHS public consultation - September 2014 - received by the Local Planning Authority on 24.12.18; Viability Assessment Report - Savills 29.10.18 - received by Local Planning Authority on 24.12.18; Flood Risk Assessment version 4 - Arup 15.03.2019 - received by the Local Planning Authority on 19.03.19; Health Impact Assessment - Montagu Evans January 2019 - received by the Local Planning Authority on 19.03.2019; Badger Assessment - Aspect Ecology December 2018 - received by the Local Planning Authority 03.05.19; Design and Access Statement Rev L - Squire and Partners - received by the Local Planning Authority on 30.05.19; Planning Statement- Montague Evans November 2018 received by the Local Planning Authority on 24.12.18; Sustainability Statement version 2 - Arup 05.12.18 - received by the Local Planning Authority on 24.12.18;

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

U0087456 NS04-Development Phasing

Prior to the commencement of development in any Development Plot, a phasing plan for the whole development proposal shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the approved phasing plan, unless otherwise agreed in writing with the local planning authority.

REASON: To accord with the terms of the application and to ensure the appropriate delivery of the social infrastructure hereby approved.

U0087457 NS05-Healthcare Centre Development Plot

No development within the Healthcare Centre Development Plot (as shown on drawing number C645_P_00_006-RevD), shall commence until written approval of the following Reserved Matters for that Development Plot where relevant has been obtained from the Local Planning Authority:

- a) the layout of buildings above and below ground level and associated roads, routes and open space
- b) the scale of buildings
- c) the appearance of the buildings
- d) landscaping

Development shall be undertaken in accordance with the approved details.

REASON: In accordance with Section 92 of the Town and Country Planning Act 1990

U0087458 NS06-SEN School Development Plot Reser

No development within the SEN School Development Plot (as shown on drawing number C645_P_00_006-RevD), shall commence until written approval of the following Reserved Matters for that Plot where relevant has been obtained from the Local Planning Authority:

- a) the layout of buildings above and below ground level and associated roads, routes and open space
- b) the scale of buildings
- c) the appearance of the buildings
- d) landscaping

Development shall be undertaken in accordance with the approved details.

REASON: In accordance with Section 92 of the Town and Country Planning Act 1990

U0087459 NS07-Residential Development Plot Rese

No development within the Residential Development Plot (as shown on drawing number C645_P_00_006-RevD), shall commence until written approval of the following Reserved Matters for that Plot where relevant has been obtained from the Local Planning Authority:

- a) the layout of buildings above and below ground level and associated roads, routes and open space
- b) the scale of buildings
- c) the appearance of the buildings
- d) landscaping

Development shall be undertaken in accordance with the approved details.

REASON: In accordance with Section 92 of the Town and Country Planning Act 1990

U0087460 NS08-Compliance Report

No Reserved Matters Application shall be submitted in relation to any Development Plot, unless it is accompanied, as appropriate, by the following documents and/or information

1. an explanatory statement detailing how the proposed quantum of land uses and scale of development proposed within the Development Plot, or phase thereof, are consistent with the limitations set in the approved Parameter Plans and Design Code and conditions titled:

- o Floor areas / unit numbers
- o Building heights
- o Uses
- o Residential mix
- o Play space
- o Soft landscaping quantum
- o Vehicle parking spaces
- o Cycle parking spaces

2. In relation to the matter of layout, a Reserved Matters Application shall include:

- a) a report and plans detailing the layout of the proposed building or buildings and any relevant roads, pedestrian and cycle routes, parking and servicing areas and the detailed layout of open spaces within a Development Plot to which the Reserved Matters Application relates
- b) a reconciliation plan showing how the proposed detailed layout of the roads, pedestrian and cycle routes, parking and servicing areas and the detailed layout of open spaces within a Development Plot to which the Reserved Matters Application relates are consistent with the parameters and principles for the layout of the wider development set out in drawing C645_P_00_12 REV D or C645_P_00_19 REV D and the Design Code
- c) a report and plans detailing the internal layout of any buildings within a particular Development Plot, and, in the case of the SEN school and Healthcare Centre Development Plot an explanatory statement demonstrating that the individual educational buildings have been designed to meet government baseline design guidance including minimum floor areas (such as for teaching, ancillary and external spaces)
- d) a report and plans detailing any layout below ground level
- e) a report and plans demonstrating how the building and its associated external spaces, both public, shared and private, have been designed to accord with the principles of maximum access, including step-free entrances, and inclusive design as

set out in the Design Code and Mayors' Accessible London' Supplementary Planning Guidance

f) no Reserved Matters Applications for the Residential Development Plot, or phase thereof, shall be submitted unless it is accompanied by an explanatory statement and plans demonstrating:

i. that the proposed development of the relevant residential building and units therein complies with the design and construction standards contained in the DCLG Technical Housing Standards - Nationally Described Space Standard, the Mayor's Housing Supplementary Planning Guidance 2012 the Mayor's Draft Interim Housing Supplementary Planning Guidance 2015 and Mayor's Housing Standards Transition Statement 2015,

ii. that 90% of all units within a building within are complaint with Approved Document Part M4(2)

iii. that 10% of all units within a building are complaint with Approved Document Part M4(3),

iv. that discussions with a registered affordable housing provider have influenced the submitted design of the relevant residential building in accordance with the Design Code requirement,

g) a daylight/sunlight report in accordance with the Building Research Establishment methodology demonstrating that external spaces, and internal rooms to dwellings within the Residential Development Plot comply with standards set out in Site Layout, Planning for Sunlight and Daylight (BRE: 1991)

3. In relation to the matter of scale, a Reserved Matters Application shall include:

a) a statement (including accompanying design material) to demonstrate that the scale of the development is consistent with the Parameter Plans C645_P_00_008 REV E or C645_P_00_015 REV E and Design Code

4. In relation to the matter of appearance, a Reserved Matters Application shall include:

a) plans, drawings, sections, elevations, photomontages (and samples) to explain in full detail the massing, design and materials to be used on all external surfaces, fenestration (including framing and glazing details), balconies, canopies, entrances, porches, cladding systems, renewables technologies, Rooftop Plant, flues, vents, lift overruns and signage, podium parking, and, where practicable, samples shall be provided;

b) a statement (including accompanying design and materials) to demonstrate the selection of materials accords with the Design Code

c) an external illumination or lighting strategy for a building

d) a statement demonstrating how the design of the buildings within the Residential Development Plot have adopted the principle of Tenure Blind

5. In relation to the matter of landscaping, a Reserved Matters Application shall include:

a) full details, including plans, drawings, elevations and specifications, of both hard and soft landscaping works and ecological enhancements measured

b) proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and roads/other circulation areas; school playgrounds and other outside spaces, hard surfacing materials; minor artifacts and structures proposed and existing utility services above and below ground retained historic landscape features and proposals for restoration, where relevant;

c) a program or timetable of the proposed works.

d) Where within the Root Protection Area of retained trees hard landscape design, small structure installation and service installation should be formulated in accordance with section 7.4, 7.5 and 7.7 of British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations.

e) Soft landscape works shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment); the specification is to include details of the quantity, size, species, position, planting methodology, proposed time of planting and anticipated routine maintenance of all trees to be planted. Any proposed tree planting should be

undertaken in accordance with section 5.6 of British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations.

f) Tree planting scheme shall be written in accordance with the British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations (sections 5.6) and BS 8545:2014 Trees: from nursery to independence in the landscape. Recommendations, and include:

- i. Details of the quantity, size, species, and position,
- ii. Planting methodology
- iii. Proposed time of planting (season)
- iv. 5 year maintenance and management programme.

g) All tree/plant/shrub planting included within the approved specification shall be carried out in accordance with that specification and in accordance with BS 3936:1986 (parts 1, 1992, Nursery Stock, Specification for trees and shrubs, and 4, 1984, Specification for forest trees); BS 4043: 1989, Transplanting root-balled trees; and BS 4428:1989, Code of practice for general landscape operations (excluding hard surfaces).

h) Specification for anticipated surface changes between Development Plots and the size, type and appearance of all paving or other hard surfaces within the particular Development Plot.

i) Details of proposed green or brown roofs including detailed specifications and a supporting explanatory statement to demonstrate the anticipated distribution of green or brown roofs within a particular Development Plot, or phase thereof

j) All hard and soft landscape works shall be carried out in accordance with the approved details and in any event prior to the commencement of occupation/use of the land and buildings

REASON: (1) To ensure that the Development is carried out in accordance with the submitted Parameter Plans, Design Code and other submitted details and to ensure the Development includes the mitigation measures for the development to ensure that environmental considerations material to the proposed development are not adversely affected. (2) To ensure that the proposed development does not prejudice the appearance of the locality and to preserve and enhance nature conservation interests

U0087461 NS09-CMS / Logistics Plan

In respect of each Development Plot, no development shall take place in that said Development Plot, including any works of demolition, until a Demolition and Construction Management Statement / Logistics Plan has been submitted to and approved in writing by the Local Planning Authority. The development shall not be implemented other than in accordance with the approved details through the demolition / construction period. The document shall demonstrate compliance with the guidance found in the Construction Logistics Plan for developers produced by Transport for London and include:

- a. The size, number, routing and manoeuvring tracking of construction vehicles to and from the site, and holding areas for these on/off site;
- b. Site layout plan showing manoeuvring tracks for vehicles accessing the site to allow these to turn and exit in forward gear;
- c. 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);
- d. Details and location where plant and materials will be loaded and unloaded;
- e. 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;
- f. Details of any necessary suspension of pavement, roadspace, bus stops and/or parking bays;
- g. Details where security hoardings (including decorative displays and facilities for public viewing) will be installed, and the maintenance of such;
- h. Details of any wheel washing facilities;
- i. Details of a scheme for recycling/disposing of waste resulting from demolition and construction works (including excavation, location and emptying of skips);
- j. 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;

k. 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);

l. Details of the phasing programming and timing of works;

m. Details of phasing programme and timing of works if development in one particular Development Plot is implemented concurrently with another Development Plot.

n. 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;

o. A construction programme including a 24 hour emergency contact number;

p. See also TfL guidance on Construction Logistics Plans;

q. Communication strategy for residents during demolition and construction.

r. Membership to the Considerate Constructors Scheme

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

U0087462 NS10-Details of foundations - piling etc

Prior to the commencement of development within a particular Development Plot (as shown on drawing number C645_P_00_006-RevD), written notice of the intention to commence work within that particular Plot shall be sent to the Development Management Department of the Council. Such notice shall be sent to that department not less than 21 days prior to a material start on the development within that Development Plot and shall give details of the intended method of constructing the foundations, including method and equipment for piling, if applicable. (See informative IL02 on this notice which gives advice on foundation construction that minimises nuisance to neighbours).

REASON: To ensure that the local planning authority has sufficient notice of the commencement of work and the methods of foundation construction to enable measures to be taken, if appropriate, to protect the amenities of neighbouring occupiers

U0087463 NS11-Noise and Vibration Construction

In respect of each Development Plot, no development shall take place in that said Development Plot, including works of demolition, until a Noise and Vibration Construction Method Statement (CMS) for the ground works, demolition and construction phases of the development site has been submitted to and approved in writing by the Local Planning Authority. The development shall not be implemented other than in accordance with the approved scheme throughout the construction period. Details shall include Control measures for noise, vibration including working hours and follow Best Practice detailed within BS 5228:2009+A1:2014 Code of Practice for Noise and Vibration Control on construction and open sites and BS 6187:2011 Code of practice for full and partial demolition. Further guidance can be obtained from the Commercial Environmental Health Department. The CMS should include an acoustic report undertaken by a suitably qualified and experienced consultant and include all the information below;

a) Baseline noise assessment - undertaken for a least 24-hours under representative conditions to determine the pre-existing ambient noise environment.

b) Noise predictions and the significance of noise effects - Predictions should be included for each phase of the demolition, and construction, vehicle movements and an assessment of the significance of noise effects must be included based on the guidance in BS 5228:2009+A1:2014 Annex E

c) Piling - Where piling forms part of the construction process, a low noise and vibration method must be utilised wherever possible, and good practice guidelines should be followed e.g. BS 5228:2009+A1:2014.

d) Vibration Predictions and the significance of vibration effects - Predictions should be included for each phase of demolition, and construction, and an assessment

of the significance of vibration effects must be included e.g. as per BS 5228:2009+A1:2014.

e) Noise and vibration monitoring - Permanent real time web enabled, and/or periodic noise and vibration monitoring must be undertaken for the duration of the demolition and construction phases which may result in a significant impact. The location, number of monitoring stations and the measurement data must be agreed with the Local Planning Authority prior to the start of construction.

f) Community engagement - The steps that will be taken to notify and update residents and businesses that may be affected by the construction of the proposed development.

REASON: In order to safeguard the amenities of neighbouring residents

U0087464 NS12-Dust Management Plan

In respect of each Development Plot, no development shall take place in that said Development Plot, including works of demolition, until a Dust Management Plan for the ground works, demolition and construction phases has been submitted to and approved in writing by the Council. The development shall not be implemented other than in accordance with the approved scheme. The dust management plan shall include:

a) Demonstrate compliance with the guidance found in the control of dust and emissions from construction and demolition Best Practice produced by the Greater London Authority

(GLA)http://static.london.gov.uk/mayor/environment/air_quality/docs/construction-dust-pg.pdf

b) A risk assessment of dust generation for each phase of the demolition and construction. The assessment and identified controls must include the principles of prevention, suppression and containment and follow the format detailed in the guidance above. The outcome of the assessment must be fully implemented for the duration of the construction and demolition phase of the proposed development and include dust monitoring where appropriate.

c) where the outcome of the risk assessment indicates that monitoring is necessary, a monitoring protocol including information on monitoring locations, frequency of data collection and how the data will be reported to the Local Planning Authority;

d) details of dust generating operations and the subsequent management and mitigation of dust demonstrating full best practicable means compliance and covering construction activities, materials storage, on and off-site haul routes, operational control, demolition, and exhaust emissions; and

e) where a breach of the dust trigger level may occur a response procedure should be detailed including measures to prevent repeat incidence

REASON: In order to safeguard the amenities of neighbouring residents

U0087465 NS13-Sustainable Drainage System

In respect of each Development Plot, no development shall take place in that particular Development Plot (as shown on drawing number C645_P_00_006-RevD), until a scheme to dispose of surface water for that said Development Plot (and the timing for implementation) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and retained as approved, unless otherwise agreed in writing by the Local Planning Authority.

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

U0087466 NS14-Air Quality

a) The development hereby approved shall not be implemented other than in accordance with the Air Quality Assessment Report Ref: JAR10415 - November 2018 Rev 1, in particular the mitigation measures put forward.

b) In respect of each Development Plot, no material start shall take place on the development hereby approved in that Development Plot, (as shown on drawing number C645_P_00_006-RevD), until a scheme to control and minimise emissions of pollutants

from and attributable to the development in that said Development Plot has been submitted to and approved in writing by the Local Planning Authority. The scheme shall set out the measures to ensure emissions of pollutants are minimised and, wherever practicable, reduced. The development shall not be implemented other than in accordance with the approved scheme, and shall be implemented in full prior to the occupation of the development, and thereafter retained.

REASON: To minimise the risk to poor air quality

U0087467 NS15-Arboricultural Method Statement

In respect of each Development Plot, no development shall take place in that particular Development Plot (as shown on drawing number C645_P_00_006-RevD), until an Arboricultural Method Statement (AMS), has been submitted to and approved in writing by the Local Planning Authority. The AMS must:

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

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

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

U0087468 NS16-GLAAS - WSI

- a) No demolition or development shall take place within any particular Development Plot (including demolition or below ground works) until a written scheme of investigation (WSI) for that particular Development Plot has been submitted to and approved by the local planning authority in writing.
- b) No demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and
 - a. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
 - b. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. this part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI
- c) Following approval of the written scheme of investigation any subsequent field work and assessment report required shall be submitted to and approved in writing by the Local Planning Authority. No development shall be carried out in that particular Development Plot, until such a report has been approved [unless otherwise agreed in writing by the Local Planning Authority].

REASON: To safeguard any archaeological interest of the site.

U0087469 NS17-Environment Agency Condition 1

In respect of each Development Plot prior to the commencement of development of that particular Development Plot approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

- a) A site investigation scheme, based on the Desk Study, to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- b) The results of the site investigation and detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- c) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

REASON: For the protection of Controlled Waters. The site is located over a Secondary Aquifer and it is understood that the site may be affected by historic contamination.

U0087470 NS18-External Illumination

Prior to the commencement of development within a Development Plot (as identified on drawing number C645_P_00_006-RevD), an external lighting scheme for that said Plot shall be submitted to and approved in writing by the Local Planning Authority. Such details to include:

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

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

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

U0087471 NS19-Misc Details - Sample Panels

Prior to the commencement of development of any above ground works in respect of the each Development Plot, sample panels of facing brickwork/render or such other materials, where appropriate, showing the proposed colour, texture, face-bond and pointing for buildings within that particular Plot shall be provided on site and approved by the Local Planning Authority before the relevant parts of the works are commenced and the sample panels shall be retained on site until the work is completed and has been approved.

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

U0087472 NS20-Electric Vehicle Charging Points

a) In respect of each Development Plot, no development shall take place in that said Development Plot (as shown on drawing number C645_P_00_006-RevD) including any works of demolition, until a scheme for EVC infrastructure, in accordance with London Plan Standards has been submitted to and approved in writing by the Local Planning Authority.

b) No occupation shall take place in that said Development Plot, until the approved scheme (a) has been fully installed, and be ready for use, and be thereafter retained.

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

U0087473 DV29F - Potentially Contaminated Sites

1. In respect of each Development Plot, no development shall take place in that particular Development Plot, until:
 - a) a desk study detailing the history of the site, hazardous materials, substances used together with details of a site investigation strategy based on the information revealed in the desk study has been submitted to and approved in writing by the local planning authority
 - b) an intrusive site investigation has been carried out comprising: sampling of soil, soil vapour, ground gas, surface water and groundwater to the satisfaction of the local planning authority. Such work to be carried out by suitably qualified and accredited geo-environmental consultants in accordance with the current U.K. requirements for sampling and testing.
 - c) written reports of
 - i. i) the findings of the above site investigation and
 - ii. ii) a risk assessment for sensitive receptors together with a detailed remediation strategy designed to mitigate the risk posed by the identified contamination to sensitive receptors have been submitted to and approved in writing by the local planning authority

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

2. None of the dwellings/buildings in a particular Development Plot, shall be occupied until:
 - a. the remediation works approved as part of the remediation strategy have been carried out in full and in compliance with the approved strategy. If during the remediation or development work new areas of contamination are encountered, which have not been previously identified, then the additional contamination should be fully assessed in accordance with condition [1(b, c)] above and an adequate remediation scheme shall be submitted to and approved in writing by the local planning authority and fully implemented thereafter.
 - b. a verification report, produced on completion of the remediation work, has been submitted to and approved in writing by the local planning authority. Such report to include
 - i. details of the remediation works carried out and
 - ii. results of verification sampling, testing and monitoring and
 - iii. all waste management documentation showing the classification of waste, its treatment, movement and disposal in order to demonstrate compliance with the approved remediation strategy.

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

U0087474 NS21-Energy Strategy

In respect of each Development Plot, no development shall take place in that said Development Plot, including any works of demolition, until an Energy Strategy for that said Plot as a whole has been submitted to and approved in writing by the Local Planning Authority. The strategy shall demonstrate:

- a. The building in that said Plot achieves zero carbon standards, with at least 35% of regulated CO2 emission reductions are achieved on site (unless otherwise agreed in writing with the Local Planning Authority). Targets are expressed as a percentage improvement over the target emission rate (TER) based on Part L of the 2013 Building Regulations.
- b. The necessary Carbon Offset Fund (in line with adopted standards)
- c. How the building in that said Plot and its associated energy requirements will be met in line with the Energy Hierarchy

The development shall not be constructed other than in accordance with the approved documents.

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

U0087475 NS22-Ecological Enhancements

In respect to each Development Plot, no occupation shall take place in that said Development Plot, (as shown on drawing number C645_P_00_006-RevD) until an ecological enhancement scheme for that said plot has been submitted to and approved

in writing by the Local Planning Authority, implemented and is retained thereafter. The scheme shall include the following (as relevant):

- a) All (relevant) mitigation measures and ecological enhancements (MM1 - MM9 and EE1 - EE4 on pages 26 - 30) as per the Aspect Ecology Ecological Appraisal Report dated 24th September 2019 to be implemented in full.
- b) All survey proposal (as relevant) as per section 4.0 of the Badger Assessment report (Pages 3 - 5 of the Aspect Ecology report dated 19th December 2018)
- c) Wildlife enhancements (as relevant) as per the recommendations of the above reports (to include, but not limited to, bat/bird/badger/butterfly/stag beetle and hedgehog habitats).
- d) Details of the above enhancements (where relevant) to include specifications, location, positions, aspect, height etc
- e) Timetable for implementation

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

U0087476 NS23-Landscape Management Plan

A landscape management plan for a Development Plot, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas over a minimum period of 10 years from the date of completion of the landscaping scheme other than small, privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority prior to the occupation of a building within that Development Plot for its permitted use. The landscape management plan shall be implemented as approved from the date of completion of the landscaping scheme.

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

U0087477 NS24-car park management plan

In respect to each Development Plot, no occupation shall take place in that said Development Plot (as shown on drawing number C645_P_00_006-RevD) until a car park management plan has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied other than in accordance with the approved scheme.

REASON: To ensure a safe and convenient form of development and to safeguard the amenities of the area generally.

U0087478 NS25-Vehicle Parking spaces

Unless otherwise agreed in writing by the Local Planning Authority, the number of vehicle parking spaces (excluding coach/mini bus parking) for each Development Plot (as shown on drawing number C645_P_00_006-RevD) shall be as set out below:

- (a) 44 car parking spaces for the Residential Plot
- (b) 11 car parking spaces for the SEN School Plot
- (c) 26 car parking spaces for the Healthcare Centre Plot

Prior to occupation of any building within any said Development Plot, all of the vehicular parking spaces for that said Development Plot shall be clearly marked out in that said Plot at all times and shall not be used for any purposes other than for the parking of private motor vehicles used by occupiers, staff or visitors of the land use associated to that said Plot, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the proposed development does not prejudice the free flow of traffic, the conditions of general safety along the neighbouring highway or the amenities of the area

U0087479 NS26-Cycle Parking Spaces

Unless otherwise agreed in writing by the Local Planning Authority, the number of cycle storage spaces for each Development Plot (as shown on drawing number C645_P_00_006-RevD) shall be as set out below:

- a. 153 cycle storage spaces (including 2 short stay) for the Residential Plot

b. 26 cycle storage spaces (including 18 short stay) for the Special Education Needs School Plot

c. 27 cycle storage spaces (including 17 short stay) for the Healthcare Centre plot
Prior to the occupation on any plot, the above cycle storage provision for that said plot shall be installed and retained as such.

REASON: To ensure that the proposed development does not prejudice the free flow of traffic, the conditions of general safety along the neighbouring highway or the amenities of the area

U0087480 NS27-Environment Agency Condition 3

In respect of each Development Plot, prior to occupation of the development of that particular Development Plot a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, if appropriate, and for the reporting of this to the local planning authority. Any long-term monitoring and maintenance plan shall be implemented as approved.

REASON: Should remediation be deemed necessary, the applicant should demonstrate that any remedial measures have been undertaken as agreed and the environmental risks have been satisfactorily managed so that the site is deemed suitable for use.

U0087481 NS28-Refuse Arrangements

In respect of each Development Plot, none of the buildings within that said Development Plot hereby approved shall be occupied until arrangements for the storage and disposal of refuse/waste have been made in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the approved scheme.

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

U0087482 NS29-PV Panels

In respect to each Development Plot, no occupation shall take place in that said Development Plot (as shown on drawing number C645_P_00_006-RevD) until a PV Panel scheme, subject to being necessary within the approved Energy Strategy has been submitted to and approved in writing by the Local Planning Authority, implemented in full and thereafter retained. The scheme shall detail the siting, gradient and number of PV panels to be installed.

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

U0087483 NS30-refuse enclosure

In respect of each Development Plot, none of the buildings within a particular Development Plot, shall be occupied until appropriate refuse and recycling enclosures have been provided for that particular building in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show the siting, size, design/materials and, where appropriate, signage thereof.

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

U0087484 NS31 - Uses

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order):

a) the area identified as 'Healthcare Centre' (2893 sqm) on the Proposed Plot Use Plan (C645_P_00_006-RevD) shall not be used other than in D1 clinic and health centre use (Non-residential Institutions).

b) the area identified as Special Educational Needs School (3346 sqm) on the Proposed Plot Use Plan (C645_P_00_006-RevD) shall not be used other than in D1 education use (Non-residential Institutions) as a SEN school.

REASON: To accord with the terms of the application, to preserve the Borough's stock of social infrastructure space, to ensure the development does not prejudice the free flow of traffic and highway safety and to protect existing residential amenities.

U0087485 NS32-Floor areas / unit numbers

Unless otherwise agreed in writing by the Local Planning Authority, the total quantum of built floorspace for each Development Plot shown on approved drawing C645_P_00_006-RevD shall be within the minimum and maximum levels as set out below:

SEN School - Use Class (D1); Minimum floorspace (2,402 sqm); Maximum floorspace (2,402 sqm)

Healthcare Centre - Use class (D1); Minimum floorspace (2,500 sqm); Maximum floorspace (2,500 sqm)

Residential (new) - Use class (C3); Minimum and Maximum Unit numbers (80); Minimum floorspace (6,918 sqm); Maximum Floor Space (6,918 sqm)

Residential (refurb) - Use class (C3); Minimum and Maximum Unit numbers (3); Minimum floorspace (220 sqm); Maximum Floor Space; (220 sqm)

REASON: To ensure that the Development is carried out in accordance with the submitted Parameter Plans and terms of the application.

U0087486 NS33-Building heights

Unless otherwise agreed in writing by the Local Planning Authority, no part of a proposed building, within each Development Plot, shall exceed the storeys/metres above the relevant existing ground level as set out below:

Development Plot;	Block;	Maximum number of storeys;	Maximum Building Height
SEN School		Option 1 - 3 storeys Option 2 - 2 storeys	10m/16.45m AOD 10m / 13.91m AOD
Healthcare Centre		2 - 2.5 storeys	9.55-10.15n / 15.75-16.35m AOD
Residential	A	2.5 storeys	8.9m / 15.31m
AOD	B	2.5/3 storeys	10.3m / 16.71m
AOD	C	2.5/3 storeys	10.3m / 16.71m

REASON: To ensure that the Development is carried in accordance with the submitted Parameter Plans and other submitted details and to ensure the Development keeps within the parameters assessed.

U0087487 NS34-Residential Mix

Unless otherwise agreed in writing by the Local Planning Authority, the unit mix for the Residential Development Plot shall be as set out below:

Unit Types	Unit Numbers
1bed	30
2bed	39
3bed	13

REASON: To ensure an appropriate mix of housing types dependent upon site context

U0087488 NS35-Play Space

No less than 280sqm of dedicated on-site play space shall be provided within the Residential Development Plot before the occupation of the residential units within that Development Plot.

REASON: To ensure that suitable provision of play space and incidental play opportunities for children throughout the development

U0087489 NS36-Landscaping above basement

No soft landscaping above a basement shall have a soil and drainage depth of less than 1.2m (not less than 1m soil depth and not less than 0.2m drainage layer).

REASON: To allow for both a reduction in the amount as well as speed of surface water runoff, whereby the surface water drainage regime above the basement should be connected to the unaffected part of the garden area.

U0087490 NS37-Soft Landscaping - Quantum

Unless otherwise agreed in writing by the Local Planning Authority:

- a. No less than 1225m² of soft landscaping shall be provided within the SEN School Development Plot prior to the occupation of any building within that said Development Plot.
- b. No less than 300m² of soft landscaping shall be provided within the Healthcare Centre Development Plot prior to the occupation of any building within that said Development Plot.
- c. No less than 2475m² of soft landscaping shall be provided within the Residential Development Plot prior to the occupation of any building within that said Development Plot.

REASON: To accord with the terms of the application

U0087491 NS38-Restriction on use of roof

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 part(s) of the roof of the building(s) hereby approved (within any of the Plots as shown on drawing number C645_P_00_006-RevD) shall be used as a balcony or terrace nor shall any access be formed thereto, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To safeguard the amenities of the occupiers of adjoining property.

U0087492 NS39-Environment Agency Condition 2

If, during development of a Development Plot, contamination not previously identified is found to be present at the site then no further development of that particular Development Plot (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved, verified and reported to the satisfaction of the Local Planning Authority.

REASON: There is always the potential for unexpected contamination to be identified during development groundworks. We should be consulted should any contamination be identified that could present an unacceptable risk to Controlled Waters.

U0087493 NS40-Environment Agency Condition 4

Whilst the principles and installation of sustainable drainage schemes are to be encouraged, no drainage systems for the infiltration of surface water drainage into the ground are permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to Controlled Waters. The development shall be carried out in accordance with the approval details.

REASON: Infiltrating water has the potential to cause remobilisation of contaminants present in shallow soil/made ground which could ultimately cause pollution of groundwater.

U0087494 NS41-Environment Agency Condition 5

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

REASON: The developer should be aware of the potential risks associated with the use of piling where contamination is an issue. Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters. We recommend that where soil contamination is present, a risk assessment is carried out in accordance with our guidance 'Piling into Contaminated Sites'. We will not permit piling activities on parts of a site where an unacceptable risk is posed to Controlled Waters.

U0087495 NS42-Tree Planting

If within a period of 5 years from the date of planting that tree or any tree planted in replacement for it, is removed, uprooted, destroyed or dies (or becomes in the opinion of the local planning authority seriously damaged) then the tree shall be replaced to reflect the specification of the approved planting scheme in the next available planting season or in accordance with a timetable agreed in writing with the local planning authority

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

U0087496 NS43-Green /Brown Roof

With respect to the Reserved Matters condition concerning landscaping, each building in each Development Plot shall achieve a minimum of 70% coverage, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To preserve the ecological value of the site hereby approved, to promote sustainable development and ensure that the proposed development is in keeping with the existing building(s) and does not prejudice the appearance of the locality.

U0087497 DV30-Refuse Storage

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

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

U0087498 GD02A-PD Restrictions

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

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

U0087499 NS44-Gated Development

No pedestrian / vehicular gates on the site frontage with South Worple Way or within any Development Plot shall be closed at any time, unless otherwise agreed in writing with the Local Planning Authority.

REASON: To encourage the integration within the existing neighbourhood and permeability.

U0087500 NS45-Air Quality- NRMM

All Non-Road Mobile Machinery (NRMM) should meet as minimum the Stage IIIB emission criteria of Directive 97/68/EC and its subsequent amendments unless it can be demonstrated that Stage IIIB equipment is not available. An inventory of all NRMM must be registered on the NRMM register <https://nrmm.london/user-nrmm/register>. All NRMM should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment.

REASON: To ensure that the construction phase of the development will not result in a deterioration of local air quality

U0087501 NS46-Delivery and Servicing Plan - Healt

Prior to the occupation of any building within the Healthcare Centre Development Plot, a delivery and servicing management plan for the Healthcare land use hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be implemented other than in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

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

U0087502 NS47 - BREEAM - Excellent - Healthcare C

Unless otherwise agreed in writing by the Local Planning Authority, the D1 Healthcare use hereby approved shall achieve BREEAM Rating of 'Excellent' in accordance with the terms of the application & 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.

U0087503 NS48-Mechanical Services Noise Control

With respect to Healthcare centre Development Plot, prior to the first use of the kitchen / premises to a building within this particular Development Plot, a scheme for Mechanical Services Noise Control for any mechanical services plant including heating, ventilation and air conditioning (HVAC) and kitchen extraction plant is used, shall be submitted to and approved in writing by the local planning authority which demonstrates that the following noise design requirements can be complied with and shall thereafter be retained as approved:

- a) The cumulative measured or calculated rating level of noise emitted from the mechanical services plant including heating, ventilation and air conditioning (HVAC) and kitchen extraction plant to which the application refers, shall be 5dB(A) below the existing background noise level, at all times that the mechanical system etc operates. The measured or calculated noise levels shall be determined at the boundary of the nearest ground floor noise sensitive premises or 1 meter from the facade of the nearest first floor (or higher) noise sensitive premises, and in accordance to the latest British Standard 4142; An alternative position for assessment /measurement may be used to allow ease of access, this must be shown on a map and noise propagation calculations detailed to show how the design criteria is achieved.
- b) The plant shall be isolated on adequate proprietary anti-vibration mounts to prevent the structural transmission of vibration and regenerated noise within adjacent or adjoining premises, and these shall be so maintained thereafter.
- c) A commissioning acoustic test and report shall be undertaken within 2 weeks of mechanical services commissioning, in order to demonstrate that the above has been

achieved. The results of the test shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In order to safeguard the amenities of neighbours and future occupiers of the development.

U0087504 NS49-Odour - kitchen extraction system

a) With respect to Healthcare centre Development Plot, no extraction system shall be installed unless it has been previously agreed in writing with the local planning authority. Any equipment, plant or process approved pursuant to such details shall be installed prior to the first use of the equipment and shall be operated and retained in accordance with the approved details and operated in accordance with manufacturer's instructions.

b) The scheme shall apply the risk assessment approach outlined within the councils SPG Planning Guidance for Food and Drink Establishments and the odour abatement measures corresponding to the outcome of the risk assessment shall be installed. Low level stack discharge will generally not be acceptable, the preferred termination height is 1m above roof ridge or roof eaves. Further guidance is available from EMAQ: Control of Odour and Noise from Commercial Kitchen Exhaust Systems 2018

REASON: In order to safeguard the amenities of neighbours and future occupiers of the development.

U0087505 NS50-Hours - Healthcare centre

No work or associated activities associated with the healthcare centre use in the Healthcare Centre Development Plot shall be carried out on the premises on any Sunday or Bank Holiday nor before 8am or after 7pm on Monday - Friday nor before 8am or after 1pm on Saturdays, unless otherwise agreed in writing with the local planning authority

REASON: To safeguard highway and pedestrian safety and protect the amenities of neighbouring residential occupiers.

U0087506 NS51-Foundation Depth within RPA of T1

In respect of the any building within the Healthcare Centre Development Plot, no excavation for any foundations within the modified root protection area of T1 (as identified in the tree protection plan included in the arboricultural report SWG/BNH-MIX/AIA/01e dated 25th March 2019) shall exceed 150mm in depth.

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

U0087507 NS52-BREEAM-Excellent - SEN School

Unless otherwise agreed in writing by the Local Planning Authority, the Special Educational Needs (SEN) School hereby approved shall achieve BREEAM Rating of 'Excellent' in accordance with the terms of the application & 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.

U0087508 NS53-Delivery and Servicing Plan - SEN

Prior to the occupation of any building within the SEN School Development Plot, a delivery and servicing management plan for the education use hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be implemented other than in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

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

U0087509 NS54-Coach/mini-bus parking - SEN School

Prior to the commencement of development of the building in the SEN School Development Plot, details of mini-bus and / or coach parking arrangements for the proposed use in that said Development Plot (as shown on drawing number C645_P_00_006-RevD) shall be submitted to and agreed in writing by the Local Planning Authority. The development shall not be implemented or occupied other than in accordance with the approved scheme.

REASON: To ensure that the proposed development does not prejudice the free flow of traffic, the conditions of general safety along the neighbouring highways and proposed access roads within the Development or the amenities of the area.

U0087510 NS55-Noise Protection - SEN School (1)

Prior to the occupation of the building in the SEN School Development Plot, an Acoustic Report and Scheme shall be submitted to and approved in writing by the Local Planning Authority, to include the following details:

- a) Specification details for the building façade, glazing and ventilation elements of the residential development to demonstrate that they achieve the sound attenuation requirements detailed in section 4 of the acoustic report submitted by RPS reference JAE/10417-REPT01-Rev 02 dated 02/11/2018. Where acoustically attenuated ventilation is required and there is evidence of adverse air quality impact to occupants, mechanical ventilation will be required. Where whole house ventilation is provided then acoustically treated inlets and outlets should ideally be located away from the façade(s) most exposed to noise (and any local sources of air pollution).
- b) demonstrating that the design and layout of the development is constructed so as to protect the school amenity spaces against externally generated transportation noise sources including road, rail and aircraft, so as to achieve 50dB(A) LAeq,16 hours with a maximum limit of 55dB(A) LAeq,16hour.
- c) The approved scheme shall thereafter be implemented prior to occupation and retained as approved.
- d) A commissioning acoustic test and report to demonstrate that internal noise levels achieve those detailed within the above report.

REASON: In order to safeguard the amenities of neighbouring residents.

U0087511 NS56-Mechanical Services Noise Control

With respect to SEN School Development Plot, prior to the first use of the kitchen / premises to a building within this particular Development Plot, a scheme for Mechanical Services Noise Control for any mechanical services plant including heating, ventilation and air conditioning (HVAC) and kitchen extraction plant is used, shall be submitted to and approved in writing by the local planning authority which demonstrates that the following noise design requirements can be complied with and shall thereafter be retained as approved:

- a) The cumulative measured or calculated rating level of noise emitted from the mechanical services plant including heating, ventilation and air conditioning (HVAC) and kitchen extraction plant to which the application refers, shall be 5dB(A) below the existing background noise level, at all times that the mechanical system etc operates. The measured or calculated noise levels shall be determined at the boundary of the nearest ground floor noise sensitive premises or 1 meter from the facade of the nearest first floor (or higher) noise sensitive premises, and in accordance to the latest British Standard 4142; An alternative position for assessment /measurement may be used to allow ease of access, this must be shown on a map and noise propagation calculations detailed to show how the design criteria is achieved.
- b) The plant shall be isolated on adequate proprietary anti-vibration mounts to prevent the structural transmission of vibration and regenerated noise within adjacent or adjoining premises, and these shall be so maintained thereafter.
- c) A commissioning acoustic test and report shall be undertaken within 2 weeks of mechanical services commissioning, in order to demonstrate that the above has been achieved. The results of the test shall be submitted to and approved in writing by the Local Planning Authority

REASON: In order to safeguard the amenities of neighbours and future occupiers of the development.

U0087512 NS57-Odour - kitchen extraction system

a) With respect to SEN School Development Plot, no extraction system shall be installed unless it has been previously agreed in writing with the local planning authority. Any equipment, plant or process approved pursuant to such details shall be installed prior to the first use of the equipment and shall be operated and retained in accordance with the approved details and operated in accordance with manufacturer's instructions.

b) The scheme shall apply the risk assessment approach outlined within the councils SPG Planning Guidance for Food and Drink Establishments and the odour abatement measures corresponding to the outcome of the risk assessment shall be installed. Low level stack discharge will generally not be acceptable, the preferred termination height is 1m above roof ridge or roof eaves. Further guidance is available from EMAQ: Control of Odour and Noise from Commercial Kitchen Exhaust Systems 2018

REASON: In order to safeguard the amenities of neighbours and future occupiers of the development.

U0087513 NS58-Pupil & Staff Numbers - SEN School

Any school within the SEN School Development Plot hereby approved shall:

a) have no more than 90 pupils registered to attend at any one time unless otherwise agreed in writing by the Local Planning Authority

b) have no more than 50 FTE staff employed at any one time unless otherwise agreed in writing by the Local Planning Authority

REASON: To safeguard highway and pedestrian safety and protect the amenities of neighbouring residential occupiers.

U0087514 NS59-Hours -SEN School

Unless otherwise agreed in writing by the Local Planning Authority, prior to the occupation of any building within the SEN School Development Plot, a scheme for operational hours shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented as approved.

REASON: To safeguard highway and pedestrian safety and protect the amenities of neighbouring residential occupiers.

U0087515 NS60-Foundation Depth within RPA

In respect of the any building within the SEN School Development Plot, no excavation for any foundations within the root protection areas of T26, T30, T33 and T34 (As identified in the tree protection plan included in the arboricultural report SWG/BNH-MIX/AIA/01e dated 25th March 2019) shall exceed 750mm in depth.

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

U0087516 NS61-Acoustic Fencing

Unless otherwise agreed in writing by the Local Planning Authority, prior to the occupation of any building within the SEN School Development Plot hereby approved (as shown on drawing number C645_P_00_006-RevD), a scheme for acoustic screens shall be submitted to and approved in writing by the Local Planning Authority for that said Development Plot, and thereafter installed and retained as approved.

REASON: To safeguard the nature conservation value of the adjacent River Crane and the residential amenities of neighbouring properties.

U0087517 NS62-Noise Protection - Residential (1

Unless otherwise agreed in writing by the Local Planning Authority, prior to the occupation of any residential unit within the Residential Development Plot hereby

approved (as shown on drawing number C645_P_00_006-RevD), an Acoustic Report shall be submitted to and approved in writing by the Local Planning Authority, to include the following details:

- a) Specification details for the building façade, glazing and ventilation elements to demonstrate that they achieve the sound attenuation requirements detailed in section 4 of the acoustic report submitted by RPS reference JAE/10417-REPT01-Rev 02 dated 02/11/2018. Where acoustically attenuated ventilation is required and there is evidence of adverse air quality impact to occupants, mechanical ventilation will be required. Where whole house ventilation is provided then acoustically treated inlets and outlets should ideally be located away from the façade(s) most exposed to noise (and any local sources of air pollution). The scheme shall thereafter be implemented and retained as approved.
- b) Specification details demonstrating that the design and layout of the development is constructed so as to protect amenity spaces (including gardens, balconies and terraces) against externally generated transportation noise sources including road, rail and aircraft, so as to achieve 50dB(A) LAeq,16 hours with a maximum limit of 55dB(A) LAeq,16hour. The scheme shall thereafter be implemented and retained as approved.
- c) A commissioning acoustic test and report to demonstrate that internal noise levels achieve those detailed within the above report.

REASON: In order to safeguard the amenities of neighbouring and future residents.

U0087518 NS6-Mechanical Services Noise Control

No mechanical plant shall be installed on any building within the Residential Development Plot, unless previously approved in writing by the Local Planning Authority, which shall include the following details / confirmation:

- a) Siting and design
- b) The cumulative measured or calculated rating level of noise emitted from the mechanical services plant shall be 5dB(A) below the existing background noise level, at all times that the mechanical system etc operates. The measured or calculated noise levels shall be determined at the boundary of the nearest ground floor noise sensitive premises or 1 meter from the facade of the nearest first floor (or higher) noise sensitive premises, and in accordance to the latest British Standard 4142; An alternative position for assessment /measurement may be used to allow ease of access, this must be shown on a map and noise propagation calculations detailed to show how the design criteria is achieved.
- c) The plant shall be isolated on adequate proprietary anti-vibration mounts to prevent the structural transmission of vibration and regenerated noise within adjacent or adjoining premises, and these shall be so maintained thereafter.
- d) A commissioning acoustic test and report shall be undertaken within 2 weeks of mechanical services commissioning, in order to demonstrate that the above has been achieved. The results of the test shall be submitted to and approved in writing by the Local Planning Authority

REASON: In order to safeguard the amenities of neighbours and future occupiers of the development.

U0087519 NS64-Foundation Details - Refuse Store

Prior to the construction of a Residential Refuse Collection Bay in the Residential Development Plan, as shown on 18002_G200_P_00_001 Revision E, detailed design considerations prepared by a suitably qualified engineer, with the advice of a suitably qualified Arboriculturist, shall be submitted to and approved in writing by the Local Planning Authority. The submitted detail shall:

- a) identify how the foundation will protect roots and rooting space within the root protection area of the retained trees
- b) demonstrate how the proposed structure will resist damage from tree root action or tree growth.
- c) include the design elements that minimise excavations within root protection areas of retained trees
- d) ensure that existing roots growing in the site are retained
- e) maintain access for growing tree roots to the ground beneath the building; and

f) describe the structural resilience of the structure, from growth and expansion of tree stem and/or roots and resilience to tree related subsidence and/or heave.

g) The scheme shall not be implemented other than in accordance with the approved details and thereafter shall be maintained.

REASON: To ensure that the tree (s) and their roots are not damaged or otherwise adversely affected by building operations and to ensure that the structure is not damaged by trees because the existing trees represent an important amenity which the local planning authority considers should be preserved.

U0087520 NS65-Thames Water Condition - Resident

Prior to the occupation of any residential unit within the Residential Development Plot hereby approved (as shown on drawing number C645_P_00_006-RevD), written confirmation shall be submitted to the Local Planning Authority confirming either:-

a. all water network upgrades required to accommodate the additional flows from the development have been completed; or

b. a housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied. Where a housing and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.

REASON: The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development

U0087521 DV51-Water Consumption

The dwelling(s) hereby approved shall not be occupied other than in accordance with the water consumption targets of 105 litres or less per person per day, and 5 litres or less per head per day for external water use.

Reason: In the interests of water efficiency in accordance with Policy DMSD9 of the Development Management Plan (2011).

U0087522 NS66-BREEAM Domestic Refurbishment

Unless otherwise agreed in writing by the Local Planning Authority, the residential units within converted buildings shall achieve BREEAM Domestic Refurbishment Excellent Standard (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.

U0087523 NS67- Existing Gates

Prior to occupation, the existing gates and piers, as shown on drawing number 18002_JA12_P_00_001/ REV_A shall be retained and refurbished unless otherwise agreed in writing by the LPA.

REASON: To ensure that the proposed development is in keeping with the existing retained buildings and does not prejudice the appearance of the locality.

U0087524 NS68 - Recording of Building

Prior to the commencement of development within a particular Development Plot (as shown on drawing number C645_P_00_006-RevD), no demolition shall take place within that development plot until the developer has secured the implementation of a programme of recording of the standing historic building(s), in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason: The historic building(s) is/are of intrinsic interest and any alteration or demolition of the historic structure(s) should be recorded before it is destroyed by the development hereby permitted.

DETAILED INFORMATIVES

U0045049 IL01 - Definitions

For the purposes of the conditions attached to this decision notice, the following words and expressions have the following meanings:

Building Plot means an area of land on which a building(s) will be situated as identified on parameter plan 'Maximum Building Extents' 18002_C645_P_00_009 D and Maximum Building Extents C645_P_00_016 D.

Development Plot(s) means one/all of the 3 parcels of land identified for redevelopment on plan 'Proposed Plot Use' C645_P_00_006 B showing the extent of the proposed uses

Design Code means Section 11 of the 'Design and Access Statement - Outline Planning Application' setting out the general design principles for the proposed development and contains a set of illustrated design rules and requirements to inform the detail design and appearance of both buildings and landscape on the individual Development Plot and the site as a whole.

Development Plot(s) means one/all of the 3 parcels of land identified for redevelopment on plan 'Proposed Plot Use' C645_P_00_006 B showing the extent of the proposed uses

Parameter Plan(s) means the drawing(s) contained in Section 10 of the 'Design and Access Statement - Outline Planning Application':

- o 18002_C645_P_00_001/REV_A Site Location Plan
- o 18002_C645_P_00_002/REV_A Existing Site Levels
- o 18002_C645_P_00_003/REV_A Existing Building Heights
- o 18002_C645_P_00_004/REV_B Demolition Plan
- o 18002_C645_P_00_005/REV_A Proposed Site Levels
- o 18002_C645_P_00_006/REV_D Proposed Plot Use
- o 18002_C645_P_00_007/REV_D Proposed Building uses
- o 18002_C645_P_00_008/REV_E Proposed Maximum Storey Heights
- o 18002_C645_P_00_009/REV_D Maximum Building Extents
- o 18002_C645_P_00_010/REV_D Pedestrian and Cycle Access
- o 18002_C645_P_00_011/REV_D Vehicular Access
- o 18002_C645_P_00_012/REV_D Public Realm and Landscaping
- o 18002_C645_P_00_013/REV_A Maximum Basement Extent
- o 18002_C645_P_00_014/ REV_D SEN School Option 2 - Proposed Building uses
- o 18002_C645_P_00_015/ REV_E SEN School Option 2 - Proposed Maximum Storey Heights
- o 18002_C645_P_00_016/ REV_D SEN School Option 2 - Maximum Building Extents
- o 18002_C645_P_00_017/ REV_D SEN School Option 2 - Pedestrian and Cycle Access
- o 18002_C645_P_00_018/ REV_D SEN School Option 2 - Vehicular Access
- o 18002_C645_P_00_019/ REV_D SEN School Option 2 - Public Realm and Landscaping

which show:

- o the extent of the proposed uses (the Development Plots),
- o the extent and scale of the proposed buildings within these Plots against allowable deviations and tolerances (the Building Plots),
- o Proposed maximum storey heights
- o the proposed access arrangements to/from the site and between the development and building Plots and
- o proposed public realm and landscaping

Rooftop Plant means any and all equipment, services and fittings to be installed on a roof pertaining to the functioning and maintenance of the building and includes air conditioners, aerials, maintenance gantries, mechanical smoke reservoirs, satellite dishes, solar panels and any enclosure thereof but excludes flues, vents, lift overruns and signage

Schools Development Plot means the land comprising the Special Education Needs School Site area identified on plan number C645_P_00_006 D.

Health Care Development Plot means the land comprising the Healthcare Centre Site Area identified on plan number C645_P_00_006 D.

Residential Development Plot means the land comprising the Residential Site Area identified on plan number C645_P_00_006 D.

Tenure Blind means the principle that dwellings of different tenures should be designed to be indistinguishable when viewed from the public realm, private and shared amenity areas

U0045050 IL02-Details of piling-EHO consultatio

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. Where developments include foundations works require piling operations it is important to limit the amount of noise and vibration that may effect local residents.

There are a number of different piling methods suitable for differing circumstances. Guidance is contained in British Standard BS 5228 Noise control on Construction and Open Sites - Part 4: Code of Practice for noise and vibration control applicable to piling operations.

Where there is a risk of disturbance being caused from piling operations then the council under section 60 Control of Pollution Act 1974 can require Best Practicable Means (BPM) to be carried out. This may entail limiting the type of piling operation that can be carried out.

The types of piling operations which are more suitable for sensitive development in terms of noise and vibration impact are;

- o Hydraulic Piling
- o Auger Piling
- o Diaphragm Walling

U0045051 IL03-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.

U0045052 IL04-Section 106 agreement

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

U0045053 IL05 - CIL liable

The applicant is advised that this permission results in a chargeable scheme under the Borough's and the Mayor of London's Community Infrastructure Levy.

U0045054 IL06-NPPF APPROVAL - Para 186 and 187

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework,

Richmond upon Thames Borough Council takes a positive and proactive approach to the delivery of sustainable development, by:

- o Providing a formal pre-application and duty officer 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: The application was amended following negotiations with the Council to ensure the scheme complied with adopted policy and guidance, and 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

U0045055 IL07-Disabled persons

The applicant's attention is drawn to the provisions of the Chronically Sick and Disabled Persons Act 1970 (Section 4,7, 8a) and to the Code of Practice for Access for the Disabled to Buildings (BS 5810: 1979). Attention is also drawn to the provisions of Part M of the Building Regulations - access and facilities for disabled people.

U0045056 IL08-Disabled persons-Educat'I build'g

The applicant's attention is drawn to Section 7 (Signs) and Section 8 (Access and Facilities) of the Chronically Sick and Disabled Persons Act 1970 and to design Note No.18 - Access for the Physically Disabled to Educational Buildings: HMSO. Attention is also drawn to the provisions of part M of the Building Regulations - concerning access and facilities for disabled people.

U0045057 IL09-Disabled parking

Parking for people with disabilities should be provided in spaces not less than 3.6m wide x 4.8m deep, conveniently located relative to the building entrances and clearly signed for its purpose.

U0045058 IL10-Use of hardwoods

If hardwood is to be used in the development hereby approved the applicant is strongly recommended to ensure that it is from a recognised sustainable timber source. You are invited to consult the 'Good Wood Guide' produced by Friends of the Earth together with The National Association of Retail Furnishers for advice on this matter.

U0045059 IL11-Street numbering

If you wish to name or number a new development, sub-divide an existing property, or change the name or number(s) of an existing property or development, you will need to apply to the London Borough of Richmond Upon Thames. Further details of this process, fees, and the necessary information and forms that need to be submitted can be found on the Council's website

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

U0045060 IL12-Trees - Protective fencing

In order to protect trees during building works the Local Planning Authority would normally expect the erection of Chestnut pale fencing to a height of not less than 1.2m around the trees in question to the extent of their existing crown spread or, where circumstances prevent this, to a minimum radius of 2m from the trunk of the tree.

U0045061 IL13 - Trees - Size of new stock

The Local Planning Authority would normally expect all new trees to be planted to be a minimum size of SELECTED STANDARD which shall have a sturdy reasonably straight stem with a clear height from ground level to the lowest branch of 1.8m, an overall height of between 3m and 3.5m and a stem circumference measured at 1m from ground level of 10-12cm. The tree shall, according to the species and intended use, have either a well-balanced branching head or a well defined, straight and upright central leader with the branches growing out from the stem with reasonable symmetry.

U0045062 IL14-Nature Conservation

When submitting proposals for landscaping the site applicants are advised that in determining the suitability of such proposals the Local Planning Authority will take into account the scope for enhancing the nature conservation interest of the site.

U0045063 IL15-Construction Logistics Plan - TfL

In relation to Condition U08012 the applicant is advised that the Construction Logistics Plan should aim for load consolidation and avoid peak rush hour to work delivery times. Further information in this regard can be found at <http://www.tfl.gov.uk/businessandpartners/freight/11422.aspx>.

U0045064 IL16-Archaeology

Written schemes of investigation will need to be prepared and implemented by a suitably qualified archaeological practice in accordance with English Heritage Greater London Archaeology guidelines. They must be approved by the planning authority before any on-site development related activity occurs. It is recommended that the archaeological fieldwork should comprise of the following:

- a. Geotechnical Monitoring: Archaeological monitoring of geotechnical pits and boreholes can provide a cost effective means of establishing the potential for archaeological remains to survive on part of a desk-based assessment or field evaluation.
- b. Evaluation: An archaeological field evaluation involves exploratory fieldwork to determine if significant remains are present on a site and if so to define their character, extent, quality and preservation. Field evaluation may involve one or more techniques depending on the nature of the site and its archaeological potential. It will normally include excavation of trial trenches. A field evaluation report will usually be used to inform a planning decision (pre-determination evaluation) but can also be required by condition to refine a mitigation strategy after permission has been granted.

U0045065 IL17-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.

U0045066 IL18-Principal Policies

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

- o National Planning Policy Framework (NPPF)
- o London Plan
- o Draft London Plan
- o Local Plan (2018) : LP 1; LP 2; LP 3; LP 4; LP 5; LP 8; LP 10; LP 11; LP 14; LP 15; LP 16; LP 17; LP 20; LP 21; LP 22; LP 28; LP 29; LP 30 ; LP 31; LP 34; LP 35; LP 36; LP 37; LP 39; LP 44 ; LP 45; SA 28
- o Supplementary Planning Documents/Guidance: Queens Road, Mortlake Conservation Area Statement and Study; Cowley Road Conservation Area Statement and Study; East Sheen Village Planning Guidance; Design quality; Planning Obligation

Strategy; Sustainable Construction Checklist; Front Garden and Other Off Street Parking Standards; Refuse and Recycling Storage Requirements; Small and Medium Housing Sites; Affordable Housing; Mayor's Affordable Housing SPG

U0045067 IL19-Building Regulations

The applicant is advised that the erection of new buildings or alterations to existing buildings should comply with the Building Regulations. This permission is NOT a consent under the Building Regulations for which a separate application should be made. For application forms and advice please contact the Building Control Section of the Street Scene department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411). If you alter your proposals in any way, including to comply with the Building Regulations, a further planning application may be required. If you wish to deviate in any way from the proposals shown on the approved drawings you should contact the Development Control Department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411).

U0045068 IL20-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 Highways and Transport, London Borough of Richmond upon Thames, 44 York Street, Twickenham TW1 3BZ (Telephone 020 8891 7090 ask for the Streetscene inspector for your area or email highwaysandtransport@richmond.gov.uk) 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.

U0045069 IL21-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:-

- o Monday to Friday 8am to 6pm
- o Saturdays 8am to 1pm
- o 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.

U0045070 IL22-Ecology Informative

The applicant is informed that if works have not started on site by the end of September 2019 a new bat survey may need to be carried out to ensure bat activity is current.

U0045071 IL23-Thames Water Informative

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

U0045072 IL24-Network Rail Informative

The applicant (SWLSTG) is advised to work with the local train operator, British Transport Police and Network Rail to develop local joint risk management strategies to reduce the risk of suicide on the railway.

U0033767 GLAAS informative

The written scheme of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION
18/3642/OUT

OUT 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