

Mrs Sarah Considine
DP9 Ltd
DP9 LTD
100 Pall Mall
London
SW1Y 5NQ

Letter Printed 14 January 2021

FOR DECISION DATED
4 January 2021

Dear Sir/Madam

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

Application: 19/2392/FUL
Your ref: 75-80 George Street
Our ref: DC/JAG/19/2392/FUL/FUL
Applicant: c/o Agent
Agent: Mrs Sarah Considine

WHEREAS in accordance with the provisions of the Town and Country Planning Act 1990 and the orders made thereunder, you have made an application received on **1 August 2019** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

16 Paved Court 20 King Street 4 To 8 And 10 Paved Court And 75 - 81 George Street Richmond

for

Full planning application

External alterations: Erection of additional storey at fourth floor (with associated roof terrace) and plant room above; 2nd floor rear extension; replacement of roof to the adjacent existing single storey extension at rear to include roof light; enclosed staircase to rear; terraces to rear; infill of the light well adjacent to Golden Court; and associated plant. Other elevational alterations include; removal of canopy to 75-81 George Street; new shopfronts to 4 Paved Court, Golden Court entrance, and King Street and George Street frontages; new fenestration throughout; and new canopies, together with any other works incidental to the development.

Change of use of 75-81 George Street from A1 (retail) to mixed use comprising: Class B1 to the existing floors 2,3 and the new fourth floor; Flexible Class A1 and Class B1 (existing floor 1); Class A1 (existing ground); Flexible Class A1 and Class D2 and back of house/ancillary facilities (existing basement); and Change of use of 16 Paved Court/20King Street to Class B1 (existing floors 1,2).

Listed building consent: 4-8 Paved Court: Infill rear window; replacement of roof to the adjacent existing single storey extension at rear; and internal alterations, including new staircase to No. 8, and other repair and refurbishment works.
10 Paved Court: replacement of roof to the adjacent existing single storey extension.
16 Paved Court/20 King Street: refurbishment and repair, and creation of an opening between rooms on the 2nd floor.

NOW THEREFORE WE THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF RICHMOND UPON THAMES acting by the Council of the said Borough, the Local Planning Authority HEREBY GIVE YOU NOTICE pursuant to the said Act and the Orders made thereunder that permission to develop the said land in accordance with the said application is hereby **GRANTED** subject to the conditions and informatives summarised and listed on the attached schedule.

Yours faithfully

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

Robert Angus
Head of Development Management

SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 19/2392/FUL

APPLICANT NAME

c/o Agent
c/o Agent

AGENT NAME

Mrs Sarah Considine
DP9 LTD
100 Pall Mall
London
SW1Y 5NQ

SITE

16 Paved Court 20 King Street 4 To 8 And 10 Paved Court And 75 - 81 George Street
Richmond

PROPOSAL

Full planning application

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SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

AT01	Development begun within 3 years
BD10	Sample panels of brickwork
BD13A	Materials to match exist'-be app'd
DV18A	Refuse arrangements
DV30	Refuse storage
DV42	Details of foundations - piling etc
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U0093349	Water Consumption
GD02A	Restriction-Alterations/extn
U0093350	NS01 - Approved Drawings
U0093351	NS02 - CMS / Logistics Plan
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U0093364	NS15-Ecological Enhancements
U0093365	NS17-Cycle Park'g/Cycle access to baseme
U0093366	NS18 - Delivery and Servicing Plan
U0093367	NS19 - Hours of use (D2 use)
U0093368	NS20-Thames Water Condition-Surface Wate
U0093369	NS21-A1 Retail
U0093370	NS22-Uses (A1, B1, D2)
U0093371	NS23-Restriction on use of roof
U0093372	NS24-Commercial-Restriction on COU
U0093373	NS25-Advertisements
U0093374	NS27-BREEAM - Excellent (Office)
U0093375	NS28- Windows- privacy
U0093376	NS29-Balconies / Terraces
U0093377	NS30 - TELECOM OF EQUIPMENT-TO REMOVE PD

INFORMATIVES

U0048017	Section 106 agreement
U0041952	Composite Informative
U0041953	NPPF APPROVAL - Para. 38-42
IL29	Construction Management Statement
IL13	Section 106 agreement
IH08A	Travel Plan
U0041967	Communications and liaisons group
IL02	Advertisements
IL24	CIL liable
IM11	Use of hardwoods
IM13	Street numbering
U0041957	IL12 -Employment and Skills Plan / Affor
IE06	Details of piling-EHO consultation

DETAILED CONDITIONS AND INFORMATIVES

DETAILED CONDITIONS

AT01 Development begun within 3 years

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

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

BD10 Sample panels of brickwork

Sample panels of facing brickwork showing the proposed colour, texture, face-bond and pointing 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 is in keeping with the existing building(s) and does not prejudice the appearance of the locality.

BD13A Materials to match exist'-be app'd

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

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

DV18A Refuse arrangements

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

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

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.

DV42 Details of foundations - piling etc

No material start shall take place on the development hereby approved until written notice of the intention to commence work has been sent to the Development Control 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 and shall give details of the intended method of constructing the foundations, including method and equipment for piling, if applicable. (See informative IE06 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

U0093348 Energy Reduction

The roof extension hereby approved shall achieve a 35% reduction in Carbon dioxide emissions beyond Building Regulations requirements (2013).

Reason: In the interests of energy conservation in accordance with the Councils sustainability policies.

U0093349 Water Consumption

The building/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 the Councils sustainability policies

GD02A Restriction-Alterations/extn

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.

U0093350 NS01 - 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 17.1.2020 (unless otherwise stated)

1720_P(--01_P1; 1720_P(--02_P1; 1720_P(--04_P1; 1720_P(--09_P1;
1720_P(--10_P1; 1720_P(--11_P1; 1720_P(--12_P1; 1720_P(--13_P1; 1720_P(--
)14_P1; 1720_P(--20_P1; 1720_P(--21_P1; 1720_P(--22_P1; 1720_P(--23_P1;
1720_P(--24_P1; 1720_P(--30_P1; 1720_P(--31_P1; 1720_P(--50_P1; 1720_P(--
)53_P1; 1720_P(--54_P1; 1720_P(--55_P1; 1720_P(--56_P1; 1720_P(--57_P1;
1720_P(--61_P1; 1720_P(--00_P2; 1720_P(--16_P1; 1720_P(--17_P1; 1720_P(--
)19_P1; 1720_P(--40_P1; 1720_P(--41_P1; 1720_P(--42_P1; 1720_P(--43_P1

Proposed Plans - all received on 17.01.2020 (unless otherwise stated)

1720_P(--102_P2; 1720_P(--104_P2;
1720_P(--200_P2; 1720_P(--201_P2; 1720_P(--202_P2; 1720_P(--203_P2;
1720_P(--204_P2; 1720_P(--500_P2; 1720_P(--503_P1; 1720_P(--504_P1;
1720_P(--505_P1; 1720_P(--506_P1; 1720_P(--507_P1; 1720_P(--600_P2;
1720_P(--611_P1
1720_P(--109_P2; 1720_P(--110_P2; 1720_P(--111_P2; 1720_P(--112_P2;
1720_P(--113_P2; 1720_P(--114_P2; 1720_P(90.4)01_P2; 1720_P(--115_P2;
1720_P(--116_P1; 1720_P(--117_P1; 1720_P(--119_P1; 1720_P(--400_P2;
1720_P(--401_P2; 1720_P(--410_P1; 1720_P(--411_P1; 1720_P(--412_P1;
1720_P(--413_P1;
1720_P(20)01_P1; 1720_P(20)02_P1; 1720_P(21)01_P2; 1720_P(21)02_P2;
1720_P(21)03_P2; 1720_P(21)04_P2; 1720_P(21)05_P2; 1720_P(21)06_P1;
1720_P(31)01_P2; 1720_P(31)02_P1; 1720_P(31)03_P1; 1720_P(37)01_P2;
1720_P(37)02_P1

V(--01 Rev G - Existing and Proposed George Street Elevation

V(--02 Rev B - Existing and Proposed Golden Court Elevation from Richmond Green

V(--03 Rev G - Existing and Proposed view from Richmond Green

V(--04 Rev D - Existing and Proposed South view of Golden Court

1720/P(--301 P3; 1720/P(--300 P3; 1720/P(02)115 P1; all received on 24.02.20

1720/SK(38)01; 1720/SK(--245; 1720/SK(--246; all received on 27.02.2020

Reports - all received on 01.08.2019 (unless otherwise stated)

1) Daylight and Sunlight Assessment; Archaeological assessment; BREEAM Review & Sustainable Construction Checklist; Construction Management Statement; Energy Statement; Framework Travel plan; Noise Impact Assessment; Planning Statement; Statement of Community Involvement; Utilities Statement; Townscape, Heritage and Visual Impact Assessment; Design and Access Statement; Transport

Assessment and Outline Delivery and Servicing Plan; Air Quality Assessment; Health Impact Assessment; Marketing Report; Flood Risk Assessment and Drainage Strategy; Structural Impact Assessment;

2) Air Quality Note (December 2019); Pedestrian Environmental Review System Audit; Healthy Streets Audit Report; Collision Analysis Technical Note; Cycle Level of Service Audit; Update to Marketing Report and Justifications Statement (dated 12/19/2019); all received on 17.01.2019

3) Verified Views Report received on 29.01.2020

4) Fourth Floor Justification Note; Biodiversity Enhancements Measures Note received on 27.02.20

5) Energy Strategy Addendum received on 28.02.2020

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

U0093351 NS02 - CMS / Logistics Plan

No development shall take place, including any works of demolition, until a Construction Management Statement / Logistics Plan (to include any demolition works) 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) Where applicable, the Construction Management Statement should be written in conjunction with the Arboricultural Method Statement, and in accordance with British Standard BS5837:2012 'Trees in relation to design, demolition and construction - recommendations', in particular section 5.5, 6.1, 6.2, 6.3 and 7;
- n) A construction programme including a 24 hour emergency contact number;
- o) See also TfL guidance on Construction Logistics Plans;
- p) Communication strategy for residents and local businesses during demolition and construction.
- q) Non Road Mobile Machinery (NRMM) details, including, confirmation that all NRMM shall meet 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; that an inventory of all NRMM shall be registered on the NRMM register <https://nrmm.london/user-nrmm/register>; that all NRMM should be regularly serviced

and service logs kept on site for inspection; and records shall be kept on site which details proof of emission limits for all equipment.

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

U0093352 NS03 - Noise and Vibration Construction

Unless otherwise agreed in writing by the LPA, prior to commencement of the development, a noise and vibration Construction Method Statement (CMS) for the ground works, demolition and construction phases of the development site shall be submitted to and approved in writing by the Council. Details shall include control measures for noise, vibration including working hours. Approved details shall be implemented throughout the project period. The CMS shall follow the 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 LPA 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.

U0093353 NS04 - Dust Management Plan

Unless otherwise agreed in writing by the Local Planning Authority, prior to commencement of the development hereby approved, a Dust Management Plan for the ground works, demolition and construction phases 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 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

U0093354 NS05 - Sustainable Drainage System

Unless otherwise agreed in writing by the Local Planning Authority, no development shall take place until a scheme to dispose of surface water (and the timing for implementation) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall not be implemented other than in accordance with the approved scheme, 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.

U0093355 NS06 - Green Roof

Unless otherwise agreed in writing by the Local Planning Authority, prior to the commencement of development hereby permitted, a scheme shall be submitted to the Local Planning Authority demonstrating 70% Green Roof, or justification as to why 70% is not feasible, for approval in writing. The scheme shall include the following details:

- a. species mix;
- b. depth of substrate;
- c. type of membrane;
- d. how levels of light, moisture, aeration and nutrients will be achieved;
- e. maintenance plan, including access.

The development shall not be occupied until the approved scheme has been fully implemented and is thereafter maintained in accordance with the approved scheme.

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.

U0093356 NS07 - Cross-section detail new roof ext

The development shall not be carried out other than in accordance with cross-section detailed drawings of the new roof extension (as shown on drawing no. 1720/P(--))114 - P2) to a scale of not less than 1:20 which shall be submitted to and approved in writing by the Local Planning Authority, such details to show: windows, materials, external wall, eaves, roof ridge.

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

U0093357 NS08 - Specified Details Required

Notwithstanding what is shown on the approved drawings, the development hereby approved shall not be carried out other than in accordance with detailed drawings (scale of not less than 1:20) and samples as applicable; that shall have previously been submitted to and approved in writing by the local planning authority, unless otherwise previously agreed in writing with the Local Planning Authority. The details shall show:

- a. Facing materials and finishes (including new fenestration), notably of the roof extension and rooftop plant enclosure
- b. New / replacement fenestration and cross section through façade (to show reveal depth)
- c. Rooflights

- d. Detailed and larger scale sectional elevation of the new shopfront and doors to No.4 Paved Court
- e. New atrium and stair enclosure - including detailed, large scale sections through the new atrium, junction points with the listed buildings, and the manufacturer/type of glazing system to be used
- f. Rooftop plant and enclosure
- g. Ventilation grills
- h. Roof boundary treatment
- i. Details to show reveals and projections of fenestration

REASON: To ensure that the proposed development is in keeping with the existing building(s), off-site heritage assets, does not prejudice the appearance of the locality and in the interests of highway and pedestrian safety.

U0093358 NS09 - External Illumination

No external illumination shall be installed, other than in accordance with details which shall previously be submitted to and approved in writing by the Local Planning Authority and thereafter constructed in accordance with these details. Such details to include:

- a. locations of external lighting
- b. specifications
- c. lux plan (vertical as well as horizontal)
- d. spectrum of proposed lighting prior to implementation.
- e. Timings
- f. Measures to reduce spillage
- g. Phasing and implementation programme

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

U0093359 NS10 - PV Panels

The development hereby approved shall not be implemented other than in accordance with PV details shown on drawing number 1720/SK(38)01 unless otherwise approved in writing by the Local Planning Authority.

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.

U0093360 NS11-Noise Protection D2 use

a. Prior to the commencement of development, a scheme for sound insulation of the connecting floor / ceiling / walls to reduce the transmission of noise from the flexible A1 (retail) / D2 (leisure) unit in the basement of the building hereby approved to the commercial uses above shall be submitted to and approved in writing by the Local Planning Authority to include the following details:

1. Establish the noise and vibration transfer paths from source to noise sensitive receiver
 2. Establish the potential airborne and impact noise and vibration transfer magnitudes from source to noise sensitive receiver and shall not exceed the limits set out in Chapter 6 of the Noise Impact Assessment (Venta Acoustics - 7.10.19).
 3. Design and sound isolation and insulation treatment such as a floating floor and wall treatment which mitigates and minimises adverse noise and vibration effects and is appropriate for the types of activity being undertake within the proposed development.
- b. Prior to occupation of any unit within the development hereby approved, a commissioning acoustic test and report shall be undertaken in order to demonstrate how noise and vibration has been controlled adequately. The results of the test shall be submitted to and approved in writing by the LPA.

c. The development shall not be implemented other than in accordance with the approved scheme and shall be fully installed as approved before first occupation of the development. The works and scheme shall thereafter be retained in accordance with the approved details. No alteration to the structure, roof, doors, windows or external facades shall be undertaken without the grant of further specific consent of the local planning authority.

REASON: To protect the amenity of future occupiers and of residents of nearby properties

U0093361 NS12 - Mechanical Services Noise Control

Before any mechanical services plant including heating, ventilation and air conditioning (HVAC) and kitchen extraction plant to which the application refers is used at the premises, a scheme 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 not exceed the limits set out in Chapter 5 of the Noise Impact Assessment (Venta Acoustics - 7.10.19). 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 so as to ensure that vibration amplitudes which causes re-radiated noise do not to exceed the limits detailed in table 4 detailed in section 7.7.2 of BS8233:2014 Guidance on sound insulation and noise reduction for buildings and 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 condition 1(b&c) 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 neighbouring residents.

U0093362 NS13 - Thames Water Condition

Prior to the occupation of the development hereby approved, 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

U0093363 NS14-Thames Water Condition-Waste Water

No development shall be occupied until confirmation has been provided that either:-

1. all wastewater network upgrades required to accommodate the additional flows from the development have been completed; or-
2. 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 sewage flooding and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional flows anticipated from the new development. Any necessary reinforcement works will be necessary in order to avoid sewer flooding and/or potential pollution incidents.

U0093364 NS15-Ecological Enhancements

a. Prior to the occupation of the development hereby approved, an ecological enhancement scheme in accordance with the Biodiversity Enhancement Measures Note (dated 26.02.20) shall be submitted to and approved in writing by the Local Planning Authority, to include (but not limited to) the following wildlife enhancements as per the Biodiversity Enhancement Measures Note:

- o 2 x starling boxes
- o 2 x sparrow terrace boxes
- o 4 x general bird boxes
- o 2 x bat boxes

b. Details of the above enhancements to include location, aspect, height, construction method (where applicable) and maintenance and timetable for implementation.

c. The development hereby approved shall not be occupied other than in accordance with the approved scheme.

REASON: To preserve and enhance nature conservation interest in the area.

U0093365 NS17-Cycle Park'g/Cycle access to baseme

Prior to occupation of the development hereby approved, a scheme showing the cycle lift to basement and parking facilities (and access thereto) shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented. Such drawings to show:

- a. Compliance with London Plan cycle parking requirements
- b. Compliance with the London Cycling Design Standards - to be sheltered and secure
- c. Position, design, materials and finishes thereof.
- d. 45 no. long stay cycle spaces; 31 no. short stay cycle spaces
- e. Design, siting and phasing of the cycle lift

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

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

U0093366 NS18 - Delivery and Servicing Plan

Prior to the occupation of the development hereby approved, a delivery and servicing management plan shall be submitted to and agreed in writing by the Local Planning Authority. The development shall not be implemented other than in accordance with the approved details unless otherwise previously 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.

U0093367 NS19 - Hours of use (D2 use)

A) For a period no greater than 12 months from first occupation, the D2 leisure use hereby approved shall not be open for business outside the hours of 06:00 - 22:00 on Monday to Fridays and 07:00 - 21:00 Saturday, Sunday and bank holidays.

B) After a 12 month period following first occupation of the D2 leisure use, the hours of operation as set out in part 'A' shall cease and the D2 leisure use shall not be open for business outside the hours of 06:00 - 21:00 on Monday to Fridays and 08:00 - 16:00 Saturday, Sunday and bank holidays, unless otherwise approved in writing by the Local Planning Authority.

REASON: To protect the amenities of existing and proposed residents

U0093368 NS20-Thames Water Condition-Surface Wate

The development shall not be occupied until confirmation has been provided that either:

1. all surface water network upgrades required to accommodate the additional flows from the development have been completed; or
2. 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 flooding and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional flows anticipated from the new development. Any necessary reinforcement works will be necessary in order to avoid sewer flooding and/or potential pollution incidents.

U0093369 NS21-A1 Retail

Unless otherwise agreed in writing by the Local Planning Authority, the A1 retail floorspace hereby approved shall not be subdivided into more than 3 retail units without prior written consent from the Local Planning Authority.

REASON: To accord with the terms of the application and to ensure the vitality and viability of Richmond town centre.

U0093370 NS22-Uses (A1, B1, D2)

1. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order) the site shall not be used other than in A1, B1 or D2 use and associated ancillary use as per below:

- a) Main Building
 - a. Basement - Flexible Class A1 and D2 (gym) and back of house facilities
 - b. Ground floor - Class A1
 - c. First floor - Flexible class A1 and B1 (office)
 - d. Second, third and fourth floors - Class B1 (office)
- b) 6 Paved Court / 20 King Street - Class B1 (office)

2. No less than two floors within the main building shall be in retail use

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.

U0093371 NS23-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 (other than the 'terraces' as identified on 1720/P(--))114 -P2) shall be used as a balcony or terrace nor shall any access be formed thereto.

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

U0093372 NS24-Commercial-Restriction on COU

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 change of use shall be carried out to the A1, B1, D2 Uses hereby approved without prior written consent from the Local Planning Authority.

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

U0093373 NS25-Advertisements

Notwithstanding the provisions of The Town and Country Planning (Control of Advertisements) (England) Regulations no advertisements shall be displayed without the prior written consent from the Local Planning Authority.

REASON: To safeguard the visual amenities and public safety the site and area in general.

U0093374 NS27-BREEAM - Excellent (Office)

Unless otherwise agreed in writing by the Local Planning Authority, the Office units 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.

U0093375 NS28- Windows- privacy

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order), all windows identified in pink (and as 'OG') in the 'Obscure Glazing Plans' shall not be installed other than with obscure glazing up to a height of 1.75m, and retained thereafter, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To mitigate the effect of the development on the living conditions of the occupiers of adjoining property.

U0093376 NS29-Balconies / Terraces

Unless otherwise agreed in writing by the Local Planning Authority, prior to the occupation of development, details of screening to the external balconies and terraces at the rear of the building (opposite Paved Court) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented as approved and retained thereafter, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To safeguard the amenities of neighbours

U0093377 NS30 - TELECOM OF EQUIPMENT-TO REMOVE PD

Telecommunications: Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) no telecommunications equipment shall be erected on or attached to the building hereby approved.

REASON: To preserve the character, appearance and setting of the site, listed buildings and conservation area in general and the amenities of nearby residents.

DETAILED INFORMATIVES

U0048017 Section 106 agreement

This permission is given by the Local Planning Authority without prejudice to the provisions of a planning agreement dated 31 December 2020; made pursuant to Section 106 of the Town and Country Planning Act 1990 and which relates to the said land. The Local Planning Authority expressly reserves any rights contained in the said agreement or any amendment thereof which restrict or regulate the development of the said land.

U0041952 Composite Informative

Reason for granting:

The proposal has been considered in the light of the Development Plan, comments from statutory consultees and third parties (where relevant) and compliance with Supplementary Planning Guidance as appropriate. It has been concluded that there is

not a demonstrable harm to interests of acknowledged importance caused by the development that justifies withholding planning permission.

Principal Policies:

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

National Planning Policy Framework (NPPF)

London Plan - Adopted and Emerging

Local Plan (2018) -

LP 1 - Local Character and Design Quality

LP 2 - Building Heights

LP 3 - Designated Heritage Assets

LP 4 - Non-designated Heritage Assets

LP 5 - Views and Vistas

LP 7 - Archaeology

LP 8 - Amenity and Living Conditions

LP 10 - Local Environmental Impacts, Pollution and Land Contamination

LP 13 - Green Belt, Metropolitan Open Land and Local Green Space

LP 15 - Biodiversity

LP 16 - Trees, Woodland and Landscape

LP 17 - Green Roofs and Walls

LP 20 - Climate Change Adaptation

LP 21 - Flood Risk and Sustainable Drainage

LP 22 - Sustainable Design and Construction

LP 23 - Water Resources and Infrastructure

LP 24 - Waste Management

LP 25 - Development in Centres

LP 26 - Retail Frontages

LP 28 - Social and Community Infrastructure

LP 30 - Health and Wellbeing

LP 40 - Employment and Local Economy Official

LP 41 - Offices

LP 44 - Sustainable Travel Choices

LP 45 - Parking Standards and Servicing

Supplemental Planning Documents/Guidance:

o Richmond Green Conservation Area Statement

o Central Richmond Conservation Area Statement

o Design Quality

o Development Control for noise Generating and Noise Sensitive Development

o Planning Obligations

o Refuse and Recycling Storage Requirements

o Sustainable Construction Checklist

o Village Plan

Building Regulations:

The applicant is advised that the erection of new buildings or alterations to existing buildings should comply with the Building Regulations. This permission is NOT a consent under the Building Regulations for which a separate application should be made. For application forms and advice please contact the Building Control department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411).

If you alter your proposals in any way, including to comply with the Building Regulations, a further planning application may be required. If you wish to deviate in any way from the proposals shown on the approved drawings you should contact the Development Management department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411).

Damage to the public highway:

Care should be taken to ensure that no damage is caused to the public highway adjacent to the site during demolition and (or) construction. The Council will seek to recover any expenses incurred in repairing or making good such damage from the owner of the land in question or the person causing or responsible for the damage.

BEFORE ANY WORK COMMENCES you MUST contact the London Borough of Richmond upon Thames, 44 York Street, Twickenham TW1 3BZ, Telephone 020 8891 1411 to arrange a pre-commencement photographic survey of the public highways adjacent to and within the vicinity of the site. The precondition survey will ensure you are not charged for any damage which existed prior to commencement of your works.

If you fail to contact us to arrange a pre commencement survey then it will be assumed that any damage to the highway was caused by your activities and you will be charged the full cost of repair.

Once the site works are completed you need to contact us again to arrange for a post construction inspection to be carried out. If there is no further damage then the case will be closed. If damage or further damage is found to have occurred then you will be asked to pay for repairs to be carried out.

Noise control - Building sites:

The attention of the applicant is drawn to the requirements of Section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise and vibration on construction and demolition sites. Application, under section 61 of the Act for prior consent to the works, can be made to the Environmental Health department.

Under the Act the Council has certain powers to control noise from construction sites. Typically the council will limit the times during which sites are permitted to make noise that their neighbours can hear.

For general construction works the Council usually imposes (when necessary) the following limits on noisy works:-

Monday to Friday 8am to 6pm

Saturdays 8am to 1pm

Sundays and Public Holidays - No noisy activities allowed

Applicants should also be aware of the guidance contained in British Standard 5228:2009 - Noise and vibration control on construction and open sites.

Any enquiries for further information should be made to the Commercial Environmental Health Team, 2nd Floor Civic Centre, 44 York Street, Twickenham TW1 3AB.

U0041953 NPPF APPROVAL - Para. 38-42

In accordance with paragraphs 38-42 of the National Planning Policy Framework, Richmond upon Thames Borough Council takes a positive and proactive approach to the delivery of sustainable development, by:

- o Providing a formal pre-application service
- o Providing written policies and guidance, all of which is available to view on the Council's website
- o Where appropriate, negotiating amendments to secure a positive decision
- o Determining applications in a timely manner.

In this instance:

- o The application was amended following negotiations with the Council to ensure the scheme complied with adopted policy and guidance, and a decision was made without delay.
- o The application was recommended for approval and referred to the first available Planning Committee, where the agents / applicants had an opportunity to present the case.

IL29 Construction Management Statement

The applicants are advised that when drafting the Construction Management Statement, as secured via condition, each 'point' of the condition should form a sub-heading in the Statement. Where a point is not applicable please state this, with justification.

IL13 Section 106 agreement

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

IH08A Travel Plan

The applicant is asked to contact Traffic and Transport, London Borough of Richmond upon Thames, 44 York Street, Twickenham TW1 3BZ (Telephone 020 889 1411), regarding the preparation of a "Travel Plan" to show the proposed means of travel by employees and prospective visitors to the site including control of the on-site car parking spaces.

U0041967 Communications and liaisons group

1. Community liaison: The applicants are encouraged to set up a Community Liaison Working Group with local residents, ward councillors, relevant stakeholders and businesses, to address any concerns and issues that arise during the construction of the development hereby approved.

IL02 Advertisements

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

IL24 CIL liable

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

IM11 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.

IM13 Street numbering

If you wish to name or number a new development, sub-divide an existing property, or change the name or number(s) of an existing property or development, you will need to apply to the London Borough of Richmond Upon Thames. Further details of this process, fees, and the necessary information and forms that need to be submitted can be found on the Council's website http://www.richmond.gov.uk/street_numbering_and_naming. Alternately you may contact Peter Cridland, Address Management Manager (020 8891 7889 peter.cridland@richmond.gov.uk).

U0041957 IL12 -Employment and Skills Plan / Affor

The applicant is encouraged to refer to Richmond's emerging 'Planning Obligations' SPD, which provides guidance to implement Policies LP29 and LP41 regarding employment and training/skills development opportunities and affordable office space. This includes a template for an Employment and Skills Plan (for construction and end

use phases of the development) and guidance on the contents for a Workspace Management Plan. The attention of the applicant is drawn to the need for early discussions with the Economic Development Office (EDO) who will agree appropriate provision is secured.

IE06 Details of piling-EHO consultation

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;

- * Hydraulic Piling
- * Auger Piling
- * Diaphragm Walling

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION
19/2392/FUL

FUL 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