

**Environment Directorate / Development Management**

Web: [www.richmond.gov.uk/planning](http://www.richmond.gov.uk/planning)  
Email: [envprotection@richmond.gov.uk](mailto:envprotection@richmond.gov.uk)  
Tel: 020 8891 1411  
Textphone: 020 8891 7120



Henry Courtier  
Pegasus Group  
10 Albemarle Street  
London  
W1S 4HH

Letter Printed 14 July 2021

**FOR DECISION DATED**  
14 July 2021

Dear Sir/Madam

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

**Application:** 20/3483/FUL  
**Your ref:** P20-2840 - 9-10 George Street  
**Our ref:** DC/VAA/20/3483/FUL/FUL  
**Applicant:** C/O Agent  
**Agent:** Henry Courtier

**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 **4 December 2020** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

**9-10 George Street Richmond TW9 1JY**

for

**Replacement shopfront, part second floor and roof extension, replacement fenestration, new balcony and new privacy screens to rear to facilitate part change of use of ground floor and upper floor from Class E to Class C3 residential to provide a total of 6no. self-contained residential units and associated cycle store (Amended Plans)**

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 20/3483/FUL

## APPLICANT NAME

C/O Agent  
C/O Agent  
C/O Agent  
C/O Agent  
C/O Agent

## AGENT NAME

Henry Courtier  
10 Albemarle Street  
London  
W1S 4HH

## SITE

9-10 George Street Richmond TW9 1JY

## PROPOSAL

Replacement shopfront, part second floor and roof extension, replacement fenestration, new balcony and new privacy screens to rear to facilitate part change of use of ground floor and upper floor from Class E to Class C3 residential to provide a total of 6no. self-contained residential units and associated cycle store (Amended Plans)

## SUMMARY OF CONDITIONS AND INFORMATIVES

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### CONDITIONS

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# DETAILED CONDITIONS AND INFORMATIVES

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## DETAILED CONDITIONS

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### **U0099788      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.

### **U0099789      Approved drawings**

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

Site Location Plan (Dwg No. 00-010), Site Plan (Dwg No. 00-050)

Existing

Ground Floor Plan (Dwg No. 00-100)

First Floor Plan (Dwg No. 00-101)

Roof Plan (Dwg No. 00-102)

Front Elevation (Dwg No. 00-400)

Rear Elevation (Dwg No. 00-403)

Side Elevation (Dwg No. 00-401)

Side Elevation (Dwg No. 00-402)

Proposed

Ground Floor Plan (Dwg No. 20-100 Rev A)

First Floor Plan (Dwg No. 20-101 Rev A)

Second Floor Plan (Dwg No. 20-102 Rev A)

Third Floor Plan (Dwg No. 20-103 Rev B)

Roof Plan (Dwg No. 20-104 Rev A)

Front Elevation (Dwg No. 20-400 Rev A)

Rear Elevation (Dwg No. 20-403 Rev B)

Side Elevation (Dwg No. 20-401 Rev B)

Side Elevation (Dwg No. 20-402)

Proposed Section (Dwg No. 20-200 Rev A)

Proposed Section (Dwg No. 20-201)

(Received 04.12.2020 and as amended 08.03.2021)

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

### **U0099790      Construction Method Statement**

No development shall take place, including any works of demolition, until a Construction Management Statement (to include any demolition works) has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the construction period. The Statement shall provide for:

1. The size, number, routing and manoeuvring tracking of construction vehicles to and from the site, and holding areas for these on/off site;
2. Site layout plan showing manoeuvring tracks for vehicles accessing the site to allow these to turn and exit in forward gear;
3. Details and location of parking for site operatives and visitor vehicles (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
4. Details and location where plant and materials will be loaded and unloaded;
5. Details and location where plant and materials used in constructing the development will be stored, and the location of skips on the highway if required;

6. Details of any necessary suspension of pavement, roadspace, bus stops and/or parking bays;
7. Details where security hoardings (including decorative displays and facilities for public viewing) will be installed, and the maintenance of such;
8. Details of any wheel washing facilities;
9. Details of a scheme for recycling/disposing of waste resulting from demolition and construction works (including excavation, location and emptying of skips);
10. Details of measures that will be applied to control the emission of noise, vibration and dust including working hours. This should follow Best Practice detailed within BS5288:2009 Code of Practice for Noise and Vibration Control on Construction and Open Sites;
11. Details of any highway licenses and traffic orders that may be required (such as for licences for any structures / materials on the highway or pavement; or suspensions to allow the routing of construction vehicles to the site);
12. Details of the phasing programming and timing of works;
13. Where applicable, the Construction Management Statement should be written in conjunction with the Arboricultural Method 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;
14. A construction programme including a 24 hour emergency contact number;
15. See also TfL guidance on Construction Logistics Plans.

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

#### **U0099791      Material details**

The external surfaces of the buildings (including fenestration, privacy screens, masonry and brickwork, bonding pattern) shall not be constructed other than in materials details/samples of which shall be submitted to and approved in writing by the Local Planning Authority.

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

#### **U0099792      Construction Details**

The development shall not be carried out other than in accordance with detailed drawings 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 fenestration, windows, lightwells, courtyard and balcony details.

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

#### **U0099793      PV panels**

The installation of PV technology shall not be carried out otherwise than in accordance with detailed drawings including plans, elevations, sections and manufacturers specification as applicable; which shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To protect the integrity of the building.

#### **U0099794      Energy Reduction**

The dwellings within the new parts of the building hereby approved shall achieve a 35% reduction in Carbon dioxide emissions beyond Building Regulations requirements (2013), as specified within the Sustainability and Energy Report by Energy Calculations Ltd.

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

**U0099795 Water Consumption**

The dwellings 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.

**U0099796 Cycle Parking**

Notwithstanding the approved plans, no dwelling shall be occupied until cycle parking facilities have been provided in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show the position, design, materials and finishes thereof.

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

**U0099797 NRMM**

During onsite construction of any phase of development, all non-road transportable industrial equipment or vehicles which are fitted with an internal diesel powered compression ignition engine between 37 and 560KW and not intended for transporting goods or passengers on roads are required to meet Stage IIIB of EU Directive 97/68/E and be NRMM registered. Such vehicles must be run on ultra low sulphur diesel (also known as ULSD 'cleaner diesel' or 'green diesel').

"Ultra low sulphur diesel" means fuel meeting the specification within BS EN 590. Where these standards are succeeded, they should be applied when reasonable. Exemptions to these standards may be granted for specialist equipment or for equipment with alternative emission reduction equipment or run on alternative fuels. Such exemptions shall be applied for in writing to the local planning authority in advance of the use of such vehicles, detailing the reasons for the exemption being sought and clearly identifying the subject vehicles. Exemptions that are granted will be in writing and such vehicles must not be used until written exemption has been issued by the local planning authority.

No vehicles or plant to which the above emission standards apply shall be on site, at any time, whether in use or not, unless it complies with the above standards, without the prior written consent of the local planning authority.

Reason: To protect the amenity of future occupants and/or neighbours

**U0099798 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.

**U0099799 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.

**U0099800 Mechanical Services**

Before any mechanical services plant including heating, ventilation and air conditioning (HVAC) and kitchen extraction plant is used in connection with the Ground-floor of the premises:

- a) A scheme shall be submitted to and approved in writing by the local planning authority which demonstrates that any mechanical services plant including heating, ventilation and air conditioning (HVAC) and kitchen extraction plant can comply with the following noise design requirements and shall thereafter be retained as approved
- b) 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.
- c) The plant shall be isolated so as to ensure that vibration amplitudes which causes re-radiated noise 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 "
- d) A commissioning acoustic test and report shall be undertaken within 2 weeks of mechanical services commissioning, in order to demonstrate that condition 1(a to &c)above has been achieved. The results of the test shall be submitted to and approved in writing by the LPA.

REASON: To protect to the living conditions of future occupants and ensure that the development does not adversely impact the amenities of the area generally.

#### **U0099801 Use of the roof restricted**

The main part of the roofs of the building (excluding areas identified as courtyards / balconys on the approved drawings) shall not be used for any purpose other than as a means of escape in emergency or for maintenance of the building with the exception of the courtyard areas.

Reason: To protect the amenity of surrounding residential occupiers

#### **U0099802 Compliance - Fire Strategy**

The development must be carried out in accordance with the provisions of the Planning Fire Safety Strategy - Policy D12 Statement prepared by Sheenlane dated March 2021 received 18.04.2021 unless otherwise approved in writing by the Local Planning Authority. REASON: To ensure that the development incorporates the necessary fire safety measures in accordance with the Mayor's London Plan Policy D12.

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### **DETAILED INFORMATIVES**

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#### **U0050853 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:-

Local Plan Policy

Local Character and Design Quality - LP1, LP39  
Impact on Designated Heritage Assets - LP3, LP4  
Impact on Amenity and Living Conditions - LP8  
Impact on Flood Risk and Sustainable Drainage - LP21  
Air Quality, Sustainable Design and Construction -LP10, LP20, LP22, LP23  
Waste Management - LP24  
Borough's Centres - LP25, LP26  
New Housing, Mix, Standards and Affordable Housing - LP34, LP35, LP36  
Employment and local economy - LP41  
Sustainable Travel Choices - LP44  
Parking Standards and Servicing - LP45

**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.

#### **U0050856 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.

#### **U0050855 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.

#### **U0050862 External Ducting**

Any external flue, ducting or extractor fan may require the permission of the Local Planning Authority and the applicant is advised to contact the Planning Division before installing such equipment. In addition the applicant is advised to contact the Commercial Environmental Health Team, 2nd Floor Civic Centre, 44 York Street, Twickenham TW1 3AB with regard to fume and noise control issues.

#### **U0050857 Section 106 agreement ~**

This permission is given by the Local Planning Authority without prejudice to the provisions of a planning agreement 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.

#### **U0050859 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.

#### **U0050860 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](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](mailto:peter.cridland@richmond.gov.uk)).

**U0050854      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.

**U0050892      Refuse collection**

It is not specified but it is assume the strategy is for refuse collectors to enter the rear service area and push bins out for collection on Red Lion Road. This push route is approx. 35m, exceeding the allowable 20m push distance. You are advised the push route must be hard standing, smooth and free of steps and slopes. A dropped kerb would be required to safely push the bins from the pavement to the back of the vehicle. The push route should be 2m wide at all points, the gate on to Red Lion Road looks narrow. The Council's collectors must have access to the bins at all times. If the gate from Red Lion Road is locked then an FB 1 or FB2 key must be used as our waste collectors carry these.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION  
20/3483/FUL

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# **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](http://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](http://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](http://www.planninginspectorate.gov.uk)

Email [enquiries@pins.gsi.gov.uk](mailto: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](http://www.richmond.gov.uk/planning)

Email [planningappeals@richmond.gov.uk](mailto: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