

Environment Directorate / Development Management

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Mr Mark Belton
St Marys University
St Marys University
268, Waldegrave Road
Twickenham
TW1 4SX

Letter Printed 10 September 2021

FOR DECISION DATED
10 September 2021

Dear Sir

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

Application: 21/0483/FUL
Your ref: New Infill extension to the L...
Our ref: DC/JSI/21/0483/FUL/FUL
Applicant: Mr Mark Belton
Agent:

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 **12 February 2021** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

St Marys University 268 Waldegrave Road Twickenham

for

Infill extension to the undercroft to provide an extended entrance into the Library and removal of 2no. raised flower beds within the piazza outside the Library and Chapel. Relocation of 2no. palm trees.

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 21/0483/FUL

APPLICANT NAME

Mr Mark Belton
St Marys University
268, Waldegrave Road
Twickenham
TW1 4SX

AGENT NAME

SITE

St Marys University 268 Waldegrave Road Twickenham

PROPOSAL

Infill extension to the undercroft to provide an extended entrance into the Library and removal of 2no. raised flower beds within the piazza outside the Library and Chapel. Relocation of 2no. palm trees.

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

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| AT01 | Development begun within 3 years |
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| BD09A | Brickwork to match existing |
| BD12 | Details - Materials to be approved |
| U0109179 | AIA and AMS req'd |
| U0109176 | Hard/soft landscaping and SUDS req'd |
| U0109177 | FSS compliance |
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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.

U0109175 Approved Drawings

The development hereby permitted shall be carried out in accordance with the following approved plans and documents, where applicable: P001, P002, P003, P004, P005 received 12/02/2021, P006 received 23/03/2021, P007 received 10/06/2021.

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

BD09A Brickwork to match existing

No new brickwork including works of making good shall be carried out other than in materials, bonding and pointing to match the existing facing work.

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

BD12 Details - Materials to be approved

The external surfaces of the building(s) (including fenestration) and, where applicable, all areas of hard surfacing 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.

U0109179 AIA and AMS req'd

No works or development shall take place until a scheme for the protection of the retained trees (section 7 of the current British Standard 5837: 2020 Trees in Relation to Construction - the Tree Protection Plan) has been submitted to and approved in writing by the local planning authority. This scheme shall include the following plans and particulars:

(A) A plan to a recognised scale and level of accuracy appropriate to the proposal that shows the position of every tree on site with a stem diameter over the bark measured at 1.5 metres above ground level of at least 75 millimetres. In addition any tree on neighbouring or nearby ground to the site that is likely to have an effect upon or be affected by the proposal (e.g. by shade, overhang from the boundary, intrusion of the Root Protection Area ('RPA') (para. 5.2.2 of BS 5837:2020) or general landscape factors must be shown. The positions of all trees to be removed shall be indicated on this plan.

(B) The details of each retained tree as required at paragraph. 4.2.6 of BS 5837:2020 in a separate schedule.

(C) A schedule of tree works for all the retained trees in paragraphs A and B above, specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons. All tree works shall be carried out in accordance with BS 3998:2020, Recommendations for tree work.

(D) Written proof of the credentials of the arboricultural contractor authorised to carry out the scheduled tree works.

(E) The details and positions (shown on the plan at paragraph A above) of the Ground Protection Zones (section 9.3 of the BS 5837:2020).

(F) The details and positions (shown on the plan at paragraph A above) of the Tree Protection Barriers (section 9.2 of the BS 5837:2020), identified separately where required for different phases of construction work (e.g. demolition, construction, hard landscaping). The Tree Protection Barriers must be erected prior to each construction phase commencing and remain in place, and undamaged for the duration of that phase. No works shall take place on the next phase until the Tree Protection Barriers are repositioned for that phase.

(G) The details and positions (shown on the plan at paragraph (a) above) of the Construction Exclusion Zones (section 9 of BS 5837:2020).

(H) The details and positions (shown on the plan at paragraph (a) above) of the underground service runs (section 11.7 of BS 5837:2020).

(I) The details of any changes in levels or the position of any proposed excavations within 5 metres of the RPA (para. 5.2.2 of BS 5837:2020) of any retained tree, including those on neighbouring or nearby ground.

(J) The details of any special engineering required to prevent damage to structures by retained trees (section 11 of BS 5837:2020), (e.g. in connection with foundations, bridging, water features, surfacing)

(K) The details of the working methods to be employed with the demolition of buildings, structures and surfacing within or adjacent to the RPA's of retained trees.

(L) The details of the working methods to be employed for the installation of drives and paths within the RPA's of retained trees in accordance with the principles of 'No-Dig' construction.

(M) The details of the working methods to be employed with regard to the access for and use of heavy, large, difficult to manoeuvre plant (including cranes and their loads, dredging machinery, concrete pumps, piling rigs, etc) on site.

(N) The details of the working methods to be employed with regard to site logistics and storage, including an allowance for slopes, water courses and enclosures, with particular regard to ground compaction and phytotoxicity.

(O) The details of the method to be employed for the stationing, use and removal of site cabins within any RPA (para. 9.2.3 of BS 5837:2020).

(P) The details of tree protection measures for the hard/soft landscaping phase (sections 13 and 14 of BS 5837:2020).

(Q) The timing of the various phases of the works or development in the context of the tree protection measures.

The development shall thereafter proceed in all respects accordance with the approved scheme.

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

U0109176 Hard/soft landscaping and SUDS req'd

(A) No part of the development shall be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the local planning authority. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artifacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing utility services above and below ground (e.g. drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc.); retained historic landscape features and proposals for restoration, where relevant; a program or timetable of the proposed works.

(B) Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); detailing the quantity, density, size, species, position and the proposed time or programme of planting of all shrubs, hedges, grasses etc., together with an indication of how they integrate with the proposal in the long term with regard to their mature size and anticipated routine maintenance. All tree, shrub and hedge planting included within that specification shall be carried out 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).

(C) Details shall include SuDS details to mitigate groundwater flooding.

(D) All hard and soft landscape works shall be carried out in accordance with the approved details and in any event prior to the occupation of any part of the development.

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

U0109177 FSS compliance

The development must be carried out in accordance with the provisions of the Fire Statement prepared by Joe Fortune BSc (Hons) AIFireE dated 07/06/2021 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.

U0109178 FRA compliance

The development hereby permitted shall be undertaken in accordance with the Flood Risk Assessment received 23/03/2021 and maintained thereafter.

REASON: To mitigate against undue flood risk.

DV49 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.

DETAILED INFORMATIVES

U0054259 NPPF Approval paras 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.

IB01 Listed building consent

This permission does not act as Listed Building Consent. The applicant is advised of the need to submit a separate Listed Building Application in respect of the works shown on the drawings hereby approved/or for any internal works it is wished to carry out to these premises, including painting or repainting, which would affect the architectural or historic character of this Listed Building. You are reminded that it is a criminal offence to carry out works which affect the architectural or historic interest of a Listed Building without first obtaining Listed Building Consent for those works.

U0054261 Fire safety - building regs

The applicant is advised that alterations to existing buildings should comply with the Building Regulations and that his permission is not a consent under the Building Regulations, for which a separate application should be made.

U0054260 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:-

London Borough of Richmond-upon-Thames Local Plan (2018): - Strategic Vision 1 'Protecting Local Character'

o LP1 'Local Character and Design Quality'

o LP8 'Amenity and Living Conditions'

o House Extensions and External Alterations SPD (May 2015)

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).

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

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