

Mr Jonathan Rowlatt
Union4 Planning
30 Stamford Street
London
SE1 9LQ
United Kingdom

Letter Printed 23 September 2021

FOR DECISION DATED
23 September 2021

Dear Sir/Madam

The Town and Country Planning Act 1990, (as amended)
Decision Notice
THIS APPLICATION IS SUBJECT TO A LEGAL AGREEMENT

Application: 20/2161/VRC
Your ref: Hampton Aug 20 s73
Our ref: DC/SGS/20/2161/VRC/VRC
Applicant: Jonathan Sunny Day Trading
Agent: Mr Jonathan Rowlatt

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 August 2020** and illustrated by plans for the permission of the Local Planning Authority to vary condition(s) of the Planning Permission for land situated at:

139 - 143 Station Road Hampton TW12 2AL

for

Variation of Condition Number(s): U0080339 (approved drawing nos) attached to planning permission ref no: 19/3829/VRC dated 16.04.2020 to allow: replace brick to render on western elevation of mews building; realignment of fenestration on eastern elevation of mews building; Addition of rooftop structure to provide improved DDA compliant access for residents to rooftop amenity space.

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 20/2161/VRC

APPLICANT NAME

Jonathan Sunny Day Trading
c/o Agent
c/o Agent
c/o Agent
c/o Agent
c/o Agent
c/o Agent

AGENT NAME

Mr Jonathan Rowlatt
30 Stamford Street
London
SE1 9LQ
United Kingdom

SITE

139 - 143 Station Road Hampton TW12 2AL

PROPOSAL

Variation of Condition Number(s): U0080339 (approved drawing nos) attached to planning permission ref no: 19/3829/VRC dated 16.04.2020 to allow: replace brick to render on western elevation of mews building; realignment of fenestration on eastern elevation of mews building; Addition of rooftop structure to provide improved DDA compliant access for residents to rooftop amenity space.

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

U0109914	Grampian - Parking/Road Works
U0109940	Boundary fencing - Dev't commence
U0109916	Refuse arrangements
U0109917	Parking-Private Vehicles-Commerc
U0109918	External illumination
U0109919	Potentially Contaminated Sites
U0109920	Refuse storage
U0109921	Parking Permits Restriction - GRAMPIAN
U0109922	BREEAM for Non-Housing~
U0109923	Construction Method Statement
U0109924	Energy Reduction
U0109925	Water Consumption
U0109926	Restriction-Alterations/extn
U0109927	Restrict outbuilds-Appear/amenity
U0109928	Cycle parking
U0109929	Specified Commercial Use
U0109930	Building Regulations M4(2)
U0109931	Sustainable Drainage
U0109932	Privacy screening to terrace
U0109933	Parking Layout
U0109934	Hard and Soft Landscaping
U0109935	Construction details/materials
U0109936	Permitted Sound Insulation and Ventilati
U0109937	Permitted Commercial Unit Mechanical Ser
U0109938	Electric Vehicle Charging Points
U0109939	Approved drawings
U0109915	Fire Safety

INFORMATIVES

U0054622	Conditions complied with
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DETAILED CONDITIONS AND INFORMATIVES

DETAILED CONDITIONS

U0109914 Grampian - Parking/Road Works

Prior to the commencement of occupation of the development hereby approved, details of a scheme for the provision of 3 new on-street parking spaces on Station Road and the closure of the existing vehicular access and reinstatement of the public footpath/removal of the dropped kerb on Station Road shall be submitted to and approved in writing by the local planning authority. This scheme shall be carried out in accordance with the approved details. No part of the development shall be occupied until the works relating to the scheme have been implemented.

REASON: To ensure satisfactory local parking conditions are maintained as part of the development

U0109940 Boundary fencing - Dev't commence

Prior to first occupation of any part of the development details shall be submitted to and approved in writing by the Local Planning Authority on a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before first occupation of the commercial and residential units. Development shall be carried out in accordance with the approved details.

REASON: To safeguard the visual amenities of the locality and the privacy/amenities of the adjoining properties.

U0109916 Refuse arrangements

The building hereby approved shall not be occupied until full details of the arrangements for the storage and disposal of refuse/waste as shown on plan 6034 (20) 100 P2 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.

U0109917 Parking-Private Vehicles-Commerc

The car parking spaces as shown on approved drawing no 6034 (20) 100 P3 shall not be used for any purpose other than for the parking of private motor vehicles used by residential occupiers or visitors to the development.

REASON: To ensure that the parking provided within the site is utilised by occupants of the site to meet the car parking standards of the Local Planning Authority.

U0109918 External illumination

Any external illumination of the premises or lighting of parking areas and internal roads/footpaths shall not be carried out except in accordance with details giving the siting, method and intensity of any such external illumination and lighting which shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of any part of the buildings.

REASON: To protect/safeguard the amenities of the locality.

U0109919 Potentially Contaminated Sites

(1) No development shall take place, other than demolition, until:

- a) an intrusive site investigation has been carried out comprising: sampling of soil, soil vapour, ground gas, surface water and groundwater to the satisfaction of the Local Planning Authority. Such work to be carried out by suitably qualified and accredited geo-environmental consultants in accordance with the current U.K. requirements for sampling and testing.
- b) written reports of i) the findings of the above site investigation and ii) a risk assessment for sensitive receptors together with a detailed remediation strategy

designed to mitigate the risk posed by the identified contamination to sensitive receptors have been submitted to and approved in writing by the Local Planning Authority.

(2) None of the dwellings/buildings hereby approved shall be occupied until:

a) the remediation works approved as part of the remediation strategy have been carried out in full and in compliance with the approved strategy. If during the remediation or development work new areas of contamination are encountered, which have not been previously identified, then the additional contamination should be fully assessed in accordance with condition 7 (1)(a and b) above and an adequate remediation scheme shall be submitted to and approved in writing by the local planning authority and fully implemented thereafter.

b) a verification report, produced on completion of the remediation work, has been submitted to and approved in writing by the local planning authority. Such report to include i) details of the remediation works carried out and ii) results of verification sampling, testing and monitoring and iii) all waste management documentation showing the classification of waste, its treatment, movement and disposal in order to demonstrate compliance with the approved remediation strategy.

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

U0109920 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.

U0109921 Parking Permits Restriction - GRAMPIAN

Before the development, save for works of demolition, hereby permitted begins a scheme shall be agreed in writing with the local planning authority and be put in place to ensure that, with the exception of disabled persons, no resident/commercial occupier of the development shall obtain a resident/commercial parking permit within any controlled parking zone which may be in force in the area at any time, nor a season ticket/enter into a contract to park in any car park controlled by the Council.

REASON: To ensure that the development does not generate an increased demand for on-street car parking to the detriment of the free flow of traffic, the conditions of general safety along the neighbouring highways, the amenity of the area and to accord with the Councils car parking policy and standards.

U0109922 BREEAM for Non-Housing~

The development hereby approved shall achieve BREEAM Rating '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.

U0109923 Construction Method Statement

No development shall take place, other than 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:

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; and 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 the phasing programming and timing of works;
- l) A construction programme including a 24-hour emergency contact number.

Demolition works shall be carried out in strict accordance with the Demolition Traffic Management Plan produced by RGP, reference WHYG/18/4107/DMP03, dated August 2018.

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

U0109924 Energy Reduction

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

Reason: In the interests of energy conservation.

U0109925 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.

U0109926 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.

U0109927 Restrict outbuilds-Appear/amenity

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 building, enclosure or swimming pool falling within Part 1, Class E, shall be erected on any part of the land.

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

U0109928 Cycle parking

No building/dwelling/part of the development 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.

U0109929 Specified Commercial Use

The business units shall be used only for/as light industrial/office/research and development use (Use Class E (g)) and for no other purpose; as specified in the schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision revoking or re-enacting that order.

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

U0109930 Building Regulations M4(2)

The two residential houses hereby approved shall not be constructed other than in accordance with Building Regulation M4(2).

Reason: In the interest of inclusive access in accordance with Policy CP14 to ensure homes to meet diverse and changing needs.

U0109931 Sustainable Drainage

The development hereby permitted, other than demolition, shall not commence until such time as a scheme to dispose of surface water has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and retained as approved.

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.

U0109932 Privacy screening to terrace

Notwithstanding the approved plans, full details of a minimum 1.7 metre high privacy screen to the private balconies and roof terrace serving the development shall be submitted to and approved in writing by the Local Planning Authority. The privacy screen shall be erected in accordance with the approved details prior to the first occupation of the residential element.

REASON: To protect the privacy of neighbours and prevent overlooking.

U0109933 Parking Layout

The car parking layout (6no. car parking bays) as shown on drawing no. 6034 (20) 100 P2 approved by permission 18/3804/FUL shall be implemented in full prior to first occupation of any of the residential/commercial properties hereby approved.

REASON: To ensure the development does not have an adverse impact on local traffic and parking conditions, and to accord with policy 6.13 of the London Plan.

U0109934 Hard and Soft Landscaping

A) No development shall take place, other than demolition until full details of hard and soft landscaping works have been submitted to and approved in writing by the local planning authority such details to include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment); the specification is to include details of the quantity, size, species, position, planting methodology, proposed time of planting and anticipated routine maintenance of all soft landscaping. Any proposed tree planting should be undertaken in accordance with section 5.6 of British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations.

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

C) All soft landscaping 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.

U0109935 Construction details/materials

The external surfaces of the buildings (including fenestration, masonry and brickwork, bonding pattern, window and door recesses 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

U0109936 Permitted Sound Insulation and Ventilati

The proposed sound insulation and ventilation scheme hereby permitted shall be installed in strict accordance with the details provided in the acoustic report submitted by Sharps Redmoor reference 1817736 as part of application 18/3804/FUL dated 25th July 2018 and being retained as approved. The scheme shall thereafter be retained as approved.

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

U0109937 Permitted Commercial Unit Mechanical Ser

The commercial units mechanical services plant hereby permitted shall be installed in strict accordance with the details provided in the acoustic report submitted by Sharps Redmoor reference 1817736 dated 25th July 2018 as part of application Ref 18/3804/FUL. The scheme shall thereafter be retained as approved.

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

U0109938 Electric Vehicle Charging Points

Details of the 2No. electric vehicle charging points (1 active and 1 passive) shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with these details prior to the occupation of any of the residential units hereby approved and retained in situ thereafter.

Reason: In the interests of a sustainable environment.

U0109939 Approved drawings

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

6034 (20) 112 REV P3 proposed second floor plan - comparison
6034 (20) 412 REV P3 proposed rear elevation BB - comparison
6034 (20) 413 REV P3 proposed elevations CC and DD
Received on 24 Apr 2019

Accommodation schedule Rev H
6034 (20) 100 P2 Proposed Ground Floor Plan
6034 (20) 401 P3 Proposed Front Elevation AA
Received on 21 Nov 2018

6034 (20) 113 REV P3 Proposed Roof Plan - Comparison - Rev P3
Received on 26 Nov 2018

6034 (20) - 410 Proposed Front Elevation AA
6034 (20) 101 - P4 Proposed First Floor Plan
6034 (20) 102 - P4 Proposed Second Floor Plan
6034 (20) 103 - P4 Proposed Roof Plan
6034 (20) 402 - P4 Proposed Rear Elevation BB
6034 (20) 405 - P4 Proposed Sections GG HH
All received on 04 Jul 2019

6034 (20) 000 P3 SITE LOCATION PLAN
6034 (20) 111 P5 PROPOSED GROUND FLOOR PLAN
6034 (20) 404 P5 PROPOSED ELEVATIONS EE
6034 (21) 500 CYCLE STORE
Received 17 January 2020

6034 (20) 110 Rev P4 Proposed Houses - Roof Plan
6034 (20) 403 Rev P7 Proposed Elevations CC and DD
6034 (20) 406 Rev P1_colour Proposed Elevations BB and FF
Received 4 August 2020

Fire Safety Statement
Received 9 August 2021

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

U0109915 Fire Safety

The development must be carried out in accordance with the provisions of the Fire Safety Statement, received by the Council on 09 August 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.

DETAILED INFORMATIVES

U0054622 Conditions complied with

The applicant is advised that the following details have been approved in relation to conditions attached to this permission and therefore require no further discharge:

Construction Method Statement DD04	Approved by permission ref 18/3804/DD01 and DD04
Hard and Soft Landscaping	Approved by permission ref 18/3804/DD01
Sustainable Drainage	Approved by permission Ref 18/3804/DD02
Contamination 19/3829/DD02	Approved by permissions Ref 18/3804/DD03 and 19/3829/DD02
Construction Details/Materials	Approved by permission Ref 19/2087/DD01
Cycle Parking	Approved by permission Ref 19/3829/DD01
Electric Vehicle Charging Points	Approved by permission Ref 19/3829/DD01
Grampion Parking/Road Works	Approved by permission Ref 19/3829/DD01
Parking Permits Restriction	Approved by permission Ref 19/3829/DD03
Privacy Screening	Approved by permission Ref 19/3829/DD04
Boundary Fencing	Approved by permission Ref 19/3829/DD04
Refuse Arrangements	Approved by permission Ref 19/3829/DD04
External Illumination	Approved by permission Ref 19/3829/DD05

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION
20/2161/VRC

VRC Applications

Making an Appeal – Summary Guidance

Whether to appeal

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

Type of appeal:

Planning Application

Appeal time:

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

Who can appeal?

The applicant or their agent may lodge an appeal.

The right of appeal:

You can appeal against the council's decision:

- If you applied to the Local Planning Authority and they:
 - Refused permission;
 - Gave permission but with conditions you think are inappropriate;
 - Haven't approved the details of a scheme which they or the Secretary of State have already given outline planning permission for or;
 - Have approved the details of a scheme but with conditions you think are inappropriate or unreasonable.
- If the LPA rejected a proposal arising from a condition or limitation on a planning permission.
- If the LPA don't decide your application within the time allowed. Normally the time allowed is eight weeks from when they accept your application.
- If the LPA told you they needed more information before they could decide your outline planning application, but you do not want to supply this.

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

The appeal process:

Appeals must be made

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

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

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

Written procedure:

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

Hearing procedure:

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

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

Inquiry procedure:

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

Making your views known on someone else's appeal:

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

Costs:

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

Who to contact?

The Planning Inspectorate

Website www.planninginspectorate.gov.uk

Email enquiries@pins.gsi.gov.uk

Telephone 0303 444 5000

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

London Borough of Richmond upon Thames

Website www.richmond.gov.uk/planning

Email planningappeals@richmond.gov.uk

Telephone 020 8891 1411 for advice

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