

Environment Directorate / Development Management

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William Smalley
William Smalley RIBA
First Floor
13 Great James Street
London
WC1N 3DN
United Kingdom

Letter Printed 13 December 2021

FOR DECISION DATED
13 December 2021

Dear Sir/Madam

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

Application: 21/1915/HOT
Your ref: Sheengate extension
Our ref: DC/HEL/21/1915/HOT/HOT
Applicant: Mr & Mrs McKittrick
Agent: William Smalley

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

264 Sheen Lane East Sheen London SW14 8RL

for

Erection of a single-storey extension to west/north-west of existing house, one new-build outbuilding, landscaping and biodiversity enhancements and new boundary wall to street frontages.

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 21/1915/HOT

APPLICANT NAME

Mr & Mrs McKittrick
256 Sheen Lane
East Sheen
London
SW14 8RL

AGENT NAME

William Smalley
First Floor
13 Great James Street
London
WC1N 3DN
United Kingdom

SITE

264 Sheen Lane East Sheen London SW14 8RL

PROPOSAL

Erection of a single-storey extension to west/north-west of existing house, one new-build outbuilding, landscaping and biodiversity enhancements and new boundary wall to street frontages.

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

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IL24	CIL liable

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.

U0115955 Approved drawings

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

002; 100; 101; 102; 103; 200; 201; 202; 203; 204; 205; 206; 207; 300; 301; 302; 303; 304 received on 30/06/21

021; 010; 011; 012; 013; 020; 022; 023; 500; 502; 503 received on 26/05/21

501; 024; 025; 026; 027 received on 04/06/21

U0115956 Details - materials

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

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

U0115957 Submitted Arboricultural Details

A. The development hereby approved shall not be implemented other than in accordance with the principles and methodology as described within the approved Arboricultural details "Arboricultural Method Statement ref. 210714 0880 AMS V1a; Arboricultural Impact Assessment ref.210519 0880 AIA V1a", unless otherwise previously agreed in writing with the Local Planning Authority.

B. Prior to commencement of works, confirmation of the appointment of a retained Arboricultural consultant to conduct and submit an auditable system of site supervision and monitoring shall be submitted to the Arboricultural Officer.

C. Monitoring reports shall be submitted to the Arboricultural Officer upon completion of works hereby approved.

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

U0115958 Tree Planting Scheme

1. Prior to the occupation of the development hereby approved, a tree planting scheme shall be submitted to and approved in writing by the local planning authority. This scheme shall be written in accordance with the British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations (sections 5.6) and

BS 8545:2014 Trees: from nursery to independence in the landscape -
Recommendations, and include:

- A) Details of the quantity, size, species, and position.
- B) Planting methodology
- C) Proposed time of planting (season)
- D) 5-year maintenance and management programme.

2. All tree planting shall be carried out in accordance with the approved details and in any event prior to the occupation of any part of the development unless otherwise in accordance with a timetable agreed in writing with the local planning authority. Written and photographic confirmation of the tree planting as specified in the Tree Planting Scheme shall be submitted to the Arboricultural Team upon completion.

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

REASON: To safeguard the appearance of the locality.

U0115959 Hard and Soft Landscaping Plan

(A) Before constructing any new hard or soft landscape as approved in the application the full details of both hard and soft landscaping works shall be 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); 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) 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 unless otherwise in accordance with a timetable agreed in writing with the local planning authority.

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

U0115960 Pre-Start Meeting

(A) Following the implementation of the Tree Protection, and no later than 14 days prior to the commencement of development (or any materials or machinery being brought onto the site), the Local Planning Authority Arboricultural Officer shall be invited

to attend a 'pre-start meeting'. Key stakeholders (including site manager, project arboriculturist and other key site personnel) shall attend the pre-start meeting.

(B) Minutes from the meeting must be prepared and submitted to the Local Planning Authority Arboricultural Officer prior to the commencement of development.

REASON: To ensure that sufficient tree protection is in place and to prevent the tree (s) from being damaged or otherwise adversely affected by building operations and soil compaction.

U0115961 Sample Tile

A sample panel of tiling to be used for the main extension, showing the proposed colour and texture, shall be provided on site and approved by the Local Planning Authority before the relevant parts of the works are commenced and the sample panel shall be retained on site until the work is completed.

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

U0115962 Sample Panel Brickwork

A sample panel of brickwork to be used for the eastern and south street boundary wall, 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 panel shall be retained on site until the work is completed.

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

U0115963 External lighting

Prior to installation, details of all external lighting - including locations, technical specifications, horizontal lux plan shall be submitted to and agreed in writing by the Local Planning Authority and thereafter shall not be constructed other than in accordance with these details. The details should accord with CIBSE guide LG6 and ILP/BCT Bat guidance note 8; there should be no upward lighting or lighting onto the open sky, buildings, trees and vegetation, or potential roost features.

Reason: To safeguard the ecology of the site and neighbour amenity.

U0115964 Hard and Soft Landscaping Works

(A) No development shall take place 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; hard surfacing materials.

(B) Soft landscape works shall include planting plans; written specifications (including cultivation and establishment); details of the quantity, density, size, species, position and proposed planting programme together with an indication of how they integrate with the proposal and surrounding streetscape in the long term with regard to their mature size and maintenance. All species* should be of native or non-native plants of known value for wildlife and include examples of seed/fruit bearing species, pollinator plants and those which attract night flying insects.

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

U0115965 Species surveys

a) In line with the ECOassistance Badger Survey report completion date 11/11/21, the survey is valid for 2 years and should works not have commenced by the 10 /11/2023, works may not commence until an updated survey has been submitted to and approved

in writing by the Local Planning Authority, unless agreed otherwise in writing by the Local Planning Authority.

b) In line with the Bat Survey report V1.2, completion date 09/10/21, the survey is valid for 12 months and should works not have commenced by the 08/10/2022, works may not commence until an updated survey has been submitted to and approved in writing by the Local Planning Authority, unless agreed otherwise in writing by the Local Planning Authority.

Reason: To prevent harm to wildlife and protect existing biodiversity.

U0115966 Ecological Construction Management Plan

No works shall commence until an Ecological and construction Management Plan (or similar) is submitted to and approved in writing by the local planning authority. The development shall not take place other than in accordance with these details.

Reason: To prevent harm to wildlife and protect existing biodiversity.

U0115967 Protected species - Bats

As per the recommendations in section 6 of the ECOassistance Bat Survey report, version 1.2 (dated 09/10/21) works must not commence to the roof areas of the main building or demolition of the garage until either

a) An Natural England approved Bat Low Impact Class licence has been submitted to and approved in writing by the Local Planning Authority

b) An Avoidance method statement has been submitted to and approved in writing by the Local Planning Authority

Reason: To comply with the Habitat and Species Regulations 2010.

U0115968 Ecological Enhancement

The development hereby permitted shall not be carried out other than in accordance with the recommendations set out in the submitted Ecological reports and in accordance with an ecological enhancement plan to be submitted to and agreed in writing by the Local Planning Authority prior to occupation of the extension hereby approved. Details should include specific location (including proposed aspect and height), specific product/dimensions and proposed maintenance.

Reason: To enhance nature conservation interest.

DETAILED INFORMATIVES

U0056848 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:-

NPPF (2021):

4. Decision-making

12. Achieving well-designed places

16. Conserving and enhancing the historic environment

London Plan (2021):

Policy D1 - London's form, character and capacity for growth

Policy D3 - Optimising site capacity through design led approach
Policy D4 - Delivering good design
Policy D12 - Fire Safety
Policy HC1 - Heritage conservation and growth

Local Plan:

Local Character and Design Quality LP1
Impact on Designated Heritage Assets LP3
Impact on Residential Amenity LP8
Impact on Trees and Biodiversity LP15, LP16

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 BS 5228-1:2009+A1:2014 - Noise and vibration control on construction and open sites.

Any enquiries for further information should be made to the Noise & Nuisance Team, Regulatory Services Partnership NoiseandNuisance@merton.gov.uk.

U0056851 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 acceptable as submitted, and approved without delay.

U0056845 Bat Roosts

The applicant is advised that:

1. a Natural England Low Impact Bat Licence will be required by law to demolish the flat-roofed wood store and shed at the rear of the garage; the proposed mitigation measures to be submitted to the Local Planning Authority's Ecology Policy and Planning Officer.
2. A non-licensed bat method statement in respect of works to the main house must be submitted to the Local Planning Authority's Ecology Policy.

U0056846 Compost heap and wood pile

The compost heap and wood pile must be moved by hand, and new piles created in another area of the site. Any wildlife must be relocated within the site, as per best practice, and alternative habitat provided. Sightings of stag beetles, hedgehogs, reptiles and amphibians must be reported to the LPA Ecology Policy and Planning Officer.

U0056847 Rhododendron removal strategy

A rhododendron removal strategy should be submitted to the LPA Ecology Policy prior to commencement of the development.

U0056893 Applicants advice

This planning permission relates to those works in the description of development only. It is noted that other works appear to be indicated on the submitted documents, for example, the removal of a dormer and replacement with a rooflight. For the avoidance of any doubt, these works are not approved and this permission relates only to the "Erection of a single-storey extension to west/north-west of existing house, one new-build outbuilding, landscaping and biodiversity enhancements and new boundary wall to street frontages."

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.

U0056896 Ecological enhancements

The applicant is advised in discharging the condition for ecological enhancements to include the following:

- o Bat boxes/brick as per section 6.4 of the ECOassistance Bat Survey report V1.2, (completion date 09/10/21) to be implemented in full
- o 2no Invertebrate habitat to be included within the landscaping
- o Hedgehog/mammal gaps to be included within all walls and fences
- o *All plant species to be native or wildlife friendly

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.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION
21/1915/HOT

HOT 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

Refusal of permission for HOT applications – this type of appeal is appropriate for domestic alterations and extensions and any ancillary development in the garden. It is not appropriate for alterations to flats.

Appeal time

Within 12 weeks of the date of this notice.

Who can appeal

The applicant or their agent may lodge an appeal

The appeals process

Appeals must be made

- Online at www.planninginspectorate.gov.uk, or
- Using a form which you can get from 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 Planning Inspectorate (on behalf of the Secretary of State) will determine the appeal procedure to be followed. Normally this will proceed by way of the Householder Appeal Service which will rely solely on information submitted at application stage. The Council will send copies of any letters of objection or support they received when considering your application. Further submissions or statements will not be accepted by the Planning Inspectorate.

Your householder appeal will be decided by a Planning Inspector. He/she will consider all the application documents and grounds of appeal and also make an unaccompanied visit to the appeal site. You may be required to provide access to the site for the Inspector.

Appeal decision

80% of householder appeal decisions will be issued within 8 weeks from the start date of the appeal.

Further information available from:

The Planning Inspectorate –

Website www.planninginspectorate.gov.uk

Email enquiries@pins.gsi.gov.uk

Telephone 0303 444 5000

London Borough of Richmond Upon Thames -

Website www.richmond.gov.uk/planning

Email planningappeals@richmond.gov.uk

Telephone 020 8891 1411 for advice