

Environment Directorate / Development Management

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Mark Batchelor
Boyer Planning
2nd Floor, 24 Southwark Bridge Road
London
SE1 9HF

Letter Printed 14 January 2022

FOR DECISION DATED
14 January 2022

Dear Sir/Madam

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

Application: 21/0094/FUL
Your ref: Twickenham Film Studios
Our ref: DC/VAA/21/0094/FUL/FUL
Applicant: Twickenham Studios London Ltd
Agent: Mark Batchelor

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

Twickenham Film Studios The Barons Twickenham TW1 2AW

for

Erection of a new four-storey block (Block A), comprising of a ground-floor café (Use class E(b)), with the upper floor in office use (Class E(g)(i) at the front corner of St Margarets Road and The Barons, together with the partial demolition of Block C and the construction of a single storey extension, the construction of an additional storey and external stair access to Block E, the construction of an additional storey above Block H and the refurbishment and modernisation of all existing blocks within the site along with new signage

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 21/0094/FUL

APPLICANT NAME

Twickenham Studios London Ltd
Twickenham Film Studios, The Barons
Twickenham
TW1 2AW

AGENT NAME

Mark Batchelor
2nd Floor, 24 Southwark Bridge Road
London
SE1 9HF

SITE

Twickenham Film Studios The Barons Twickenham TW1 2AW

PROPOSAL

Erection of a new four-storey block (Block A), comprising of a ground-floor café (Use class E(b)), with the upper floor in office use (Class E(g)(i) at the front corner of St Margarets Road and The Barons, together with the partial demolition of Block C and the construction of a single storey extension, the construction of an additional storey and external stair access to Block E, the construction of an additional storey above Block H and the refurbishment and modernisation of all existing blocks within the site along with new signage

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

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INFORMATIVES

U0054677	NPPF APPROVAL - Para. 38-42
U0054676	Composite Informative
IL02	Advertisements
IM01	Disabled persons
IE04A	Public entertainments licence
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IL13	Section 106 agreement
IL24	CIL liable
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U0057066	Environment Agency
U0057067	Thames Water

DETAILED CONDITIONS AND INFORMATIVES

DETAILED CONDITIONS

U0117514 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.

U0117515 Approved Plans

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

18.141.100.00; 18.141.100.02; 18.141.100.03; 18.141.100.04; 18.141.200.00;
18.141.200.01; 18.141.200.02; 18.141.200.03; 18.141.200.04; 18.141.200.10;
18.141.200.11; 18.141.200.20; 18.141.210.00; 18.141.210.01; 18.141.210.02;
18.141.210.03; 18.141.210.04; 18.141.210.10; 18.141.210.11; 18.141.220.00;
18.141.220.01; 18.141.220.02; 18.141.220.03; 18.141.220.10; 18.141.220.11;
18.141.220.20; 18.141.220.21; 18.141.240.00; 18.141.240.01; 18.141.240.02;
18.141.240.03; 18.141.240.10; 18.141.240.20; 18.141.250.00; 18.141.250.01;
18.141.250.02; 18.141.250.03; 18.141.250.04; 18.141.250.10; 18.141.250.20;
18.141.300.00; 18.141.500.00; 18.141.110.00; 18.141.110.01; 18.141.110.02;
18.141.110.03; 18.141.110.04; 18.141.110.10; 18.141.110.11; 18.141.120.00;
18.141.120.01; 18.141.120.02; 18.141.120.03; 18.141.120.10; 18.141.120.11;
18.141.140.10; 18.141.140.00; 18.141.140.01; 18.141.140.02; 18.141.150.00;
18.141.150.01; 18.141.150.02; 18.141.150.03; 18.141.150.04; 18.141.150.10;
18.141.180.00; all received 26.01.2021

18.141.200.12 received 28.09.2021

18.141.200.13 rev R1 received 25.10.2021

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

U0117516 Construction Method Statement

No development shall take place, including any works of demolition, until a Construction Management/Logistics 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, road space, 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 construction logistics and 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 5837:2012 '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.

U0117517 Ecological Construction Management Plan

No works shall start until an Ecological Construction Management Plan is submitted to and approved in writing by the local planning authority and thereafter constructed in accordance with these details.

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

U0117518 Arboricultural Method Statement (AMS)

Prior to the commencement of development, an Arboricultural Method Statement (AMS) informed by the results of root investigations to the Horse Chestnut, shall be submitted to and approved in writing by the Local Planning Authority. The AMS must:

- (A) Be written in accordance with and address sections 5.5, 6.1, 6.2, 6.3 and 7 of British Standard 5837:2012 Trees in relation to design, demolition and construction - recommendations
- (B) Be written in conjunction with the schemes specific method of construction (where applicable)
- (C) Outline any tree constraints and explain any impacts for both above and below ground.
- (D) Detail all tree protection (including plans)
- (E) Detail any special engineering for construction within the Root Protection Area.
- (F) Detail any facilitation pruning that may be required. The specification for tying back and/or pruning must be measurable and prepared by a suitably qualified Arboriculturalist or Arboricultural Contractor. All tree work must be undertaken in accordance with BS3998:2010 Tree work - Recommendations unless approved by the Councils Arboricultural Officer
- (G) Provide confirmation of the appointment of an Arboricultural Consultant for the duration of the development and a schedule of inspections to achieve an auditable monitoring and supervision programme, and a timetable for submission to the Local Planning Authority.

The development shall not be implemented other than in accordance with the approved AMS.

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

U0117519 Potentially Contaminated Sites

1.No development in association with Block A or the extension of Block C shall take place until:

a) a desk study detailing the history of the site, hazardous materials, substances used together with details of a site investigation strategy based on the information revealed in the desk study has been submitted to and approved in writing by the Local Planning Authority;

b) 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 in accordance with the current U.K. requirements for sampling and testing.

c) 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.

Note: some demolition work, if required could be allowed beforehand for enabling the above requirement (1b) subject to the agreement of the Local Planning Authority.

2. The building hereby permitted shall not be occupied until:

a) any 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 part 1 (b, c) above of this condition 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 shall 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.

U0117520 Sustainable Drainage Strategy

Prior to commencement of groundworks (excluding site investigations and demolition) associated with the construction of Block A, a final detailed drainage design including drawings and supporting calculations aligned with the Flood Risk Assessment dated January 2021 shall be submitted to and approved in writing by the Local Planning Authority. A detailed management plan confirming routine maintenance tasks and responsibility for all drainage components shall also be submitted and approved in writing with the Local Planning Authority to demonstrate how the drainage system is to be maintained for the lifetime of the development. The approved details shall be implemented prior to the occupation of the development at Block A and/or extensions at Blocks C, E and H hereby approved.

Reason: To prevent the risk of flooding to and from the site in accordance with relevant policy requirements including but not limited to London Plan Policy S113, its associated Sustainable Design and Construction SPG, the Non-Statutory Technical Standards for Sustainable Drainage Systems and Richmond Council's Local Plan Policy LP 21.

U0117521 Construction materials

The external surfaces of the buildings (including fenestration, masonry, 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

U0117522 Construction details

The development shall not be carried out otherwise 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:

- a) fenestration, window and door recesses and balcony/terrace for Block A;
- b) fenestration to Block B;
- c) fenestration, window and door recesses the extensions to Blocks E and H;
- d) covered access between Block A and Block B;
- e) external stair to Block E; and
- f) boundary wall including display panels.

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

U0117523 Hard and Soft Landscaping

A) No part of the development associated with Block A and/or the extensions to Block C, E and H shall be occupied, until full details of 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 including demarcation of the pedestrian route on the shared surface; hard surfacing materials; minor artefacts and structures (e.g. furniture, refuse or other storage units, signs, lighting etc); and 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) All hard and 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 Block A and/or the extensions to Block C, E and H

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

U0117524 Ecological Enhancements

Prior to the commencement of the development associated with Block A and/or the extensions to Block C, E and H, an Ecological Enhancement Plan which complies with and includes the recommendations, mitigation and enhancements of the Elite Ecology Initial Biodiversity Impact Assessment and Biodiversity Enhancement Strategy (January 2021) and Preliminary Ecological Appraisal and Bat Activity Survey (dated August 2021 v3 22/09/2021) shall be submitted to and agreed in writing by the Local Planning Authority. Details should include specific location (including proposed aspect and height), specific product/dimensions, proposed maintenance and timetable for implementation where a phased approach is being taken. No part of the development of Block A and/or the extensions to Block C, E and H as relevant to the phased Ecological Enhancement Plan shall be occupied until the corresponding approved details have been implemented in full, unless previously agreed in writing with the local planning authority.

REASON: To protect and enhance the biodiversity value of the site.

U0117525 Green/Sedum roof

Prior to installation, final details of the proposed green/sedum roofs as demonstrated on the approved plans and as referenced in the Flood Risk Assessment and Drainage Statement dated January 2021 shall be submitted to and approved in writing by the Local Planning Authority. The green/sedum roofs shall be implemented prior to first use of Block A and/or the extensions to Block C, E and H in accordance with the approved specifications and maintenance schedule and maintained permanently thereafter, unless otherwise approved, in writing by the Local Planning Authority. The submission must provide the following information:

- a) species mix;
- b) depth of substrate;
- c) details of attenuation;
- d) maintenance plan, including access.

REASON: To ensure the biodiversity benefits, ecological benefits and sustainable drainage benefits of the development are delivered and maintained.

U0117526 Parking Layout

The car and cycling parking layout as shown on drawing no. 100.04 RO shall be implemented in full prior to first occupation of 'Block A' hereby approved and shall not be used for any purpose other than for the parking of private motor vehicles used by commercial users or visitors to the development.

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

U0117527 Car Parking Management Plan

No part of the development associated with Block A and/or the extensions to Block E and H shall be occupied until a Parking Management Plan has first been submitted to and agreed in writing by the Local Planning Authority. The plan shall: identify the electric vehicle charging point spaces that are to be provided within the car park; detail the allocation of disabled person's parking space within the car park; detail the allocation of general parking spaces within the development; detail the management of general vehicle access across the site; and detail the allocation of cycle parking for staff/visitors of the development. The development shall be carried out in accordance with the approved details and shall be retained as such thereafter.

REASON: To ensure the development does not have an adverse impact on local traffic and parking conditions; to accord with the London Plan; to ensure that the development provides sufficient, secure and (where appropriate) weather protected cycle parking

U0117528 Travel plan

Notwithstanding the Framework travel plan by Stantec ref:48773/5503 Rev AA - December 2020 submitted with the application, within 6 months of first occupation of the development associated with Block A and/or the extensions to Block E and H, an updated travel plan shall be submitted with clear objectives, targets, actions and timeframes to manage the transport needs of employees / visitors to the development, to minimise car usage and to achieve a shift to alternative transport modes, informed by the results of staff and customer/visitor travel surveys.

Following approval by the Local Planning Authority, the applicant shall then implement these actions to secure the objectives and targets within the approved plan. The travel plan (including surveys) shall be annually revised and a written review of the travel plan shall be submitted to the Council by the anniversary of its first approval and yearly thereafter. At the third anniversary, the travel plan (including surveys) shall be re-written and resubmitted for further approval by the Council. The approved revision shall be implemented within three months of the date of approval.

REASON: In order to comply with the objectives of national and local Planning Policies which promote sustainable development and improved Air quality with particular regard to transport.

U0117529 Delivery, Servicing and waste

Prior to the first use of the development associated with Block A and/or the extensions to Block E and H, a delivery, servicing and operational waste and recycling strategy shall be submitted to and agreed in writing by the Local Planning Authority. The scheme approved by the local planning authority shall be implemented at all times in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure a safe and convenient form of development with limited impact on local roads and to safeguard the amenities of nearby occupiers and the area generally and to ensure adequate refuse storage is provided on site and can be readily collected, to accord with the Refuse and Recyclables in Development SPD.

U0117530 Renewable energy details

Notwithstanding the details shown on the approved drawings, further details of the photovoltaic panels and air source heat pumps to be installed in accordance with the approved Energy Statement shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The details shall include the siting, design, technical specification and noise output (where applicable). The development at Block A and/or extensions at Blocks C, E and H shall not be occupied until the renewable energy measures have been implemented in accordance with the approved details. The renewable energy measures shall be maintained as such thereafter.

REASON: In the interests of promoting sustainable forms of developments, to meet the terms of the application and to accord with the Council's carbon reduction targets.

U0117531 Cycle Parking

No part of the development associated with Block A and/or the extensions to Block E and H 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.

U0117532 Mechanical Services

a) Before any mechanical services plant including heating, ventilation and air conditioning (HVAC) and kitchen extraction plant to which the application refers is used at the premises, a scheme shall be submitted to and approved in writing by the local planning authority which demonstrates that the following noise design requirements can be complied with and shall thereafter be retained as approved

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 metre 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 associated with Block A 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&c)above has been achieved. The results of the test shall be submitted to and approved in writing by the LPA.

REASON: To safeguard the amenities of the adjoining occupiers.

U0117533 Entertainment Noise

The sound energy level from music and/or entertainment noise emanating from the venue, as measured (1 metre from the façade) (adjacent to a habitable room) of representative noise sensitive premises (residential) to include residential properties in St. Margarets Road, Downes Close, The Barons, Kelvin Drive, Nicol Close, Heathcote Road and Cassilis Road or when measured elsewhere and calculated to said locations, shall not exceed the following limits detailed in Table 1 below;

Table 1: Music and Entertainment Sound level limits

Official Official

External 9am to 11pm - LAeq,5min EN shall not exceed the LA90,5min WEN

External 11pm to 9am - LAeq,5min EN shall not exceed the LA90,5min WEN and remain below 35dB LAeq,5min

EN = Entertainment noise level

WEN = Representative background noise level without the entertainment noise, both measured 1m from the façade of the noise-sensitive premises.

Prior to the commencement of above ground works to Block A, a scheme of mitigation measures shall be submitted for approval to demonstrate compliance with the above limits. This shall include passive provision (cabling and electrical interface) being provided for a sound limiting device.

REASON: To safeguard the amenities of the adjoining occupiers.

U0117534 External Illumination

Any external illumination of the premises shall not be carried out except in accordance with details giving the method and intensity of any such external illumination which shall be submitted to and approved in writing by the Local Planning Authority. Any external lighting shall comply with the recommendations of the Elite Ecology Preliminary Ecological Appraisal (January 2021) and Bat Activity Survey (August 2021).

REASON: To protect/safeguard the amenities of the locality and to safeguard the ecology of the site.

U0117535 Environment Agency

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved. Reasons: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in line with paragraph 170 of the National Planning Policy Framework

U0117536 Flood Mitigation

The development permitted by this planning permission shall only be carried out in accordance with the submitted Flood Risk Assessment and Drainage Strategy ref: LJ1009A/1/F1 (January 2021) prepared by Logika Consultants and the mitigation measures described within. The mitigation measures shall be fully implemented prior to first use, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

REASON: To reduce the risk of flooding to the proposed development and future occupants and to reduce the effects of flooding to the proposed development and future occupants.

U0117537 Energy Reduction

The new build development hereby approved shall achieve a 46.7% reduction in Carbon dioxide emissions beyond Building Regulations requirements (2013) and shall be constructed in accordance with the measures contained within the Energy Statement by XC02 for Twickenham Film studios Ltd dated September 2021.

REASON: In the interests of energy conservation and to accord with the terms of the application as submitted.

U0117538 BREEAM Excellent

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.

U0117539 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.

U0117540 Air Quality

The development hereby permitted shall be undertaken in accordance with the Air Quality Assessment: Twickenham film studios - January 2021 by Air Quality Consultants. The scheme shall be implemented and retained as approved.

REASON: In the interest of Air Quality.

U0117541 Use of roof restricted

The roof and upper floor external areas of Block H and extension to Block C hereby permitted shall not be used as a balcony, roof terrace or similar amenity area.

REASON: To safeguard the amenities of the adjoining occupiers.

U0117542 Fire Safety

The development must be carried out in accordance with the provisions of the Fire Statement by The Fire Surgery dated 14.05.21 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 and D5.

U0117543 Hours of use

The commercial café unit within Use Class E(b) on the ground floor of Block A hereby permitted shall not be open to customers outside of the 0700 and 20.00pm.

Reason: To safeguard the amenities of occupiers of adjoining and nearby properties

U0117544 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

U0117545 Crowd Control

The use of Block A hereby permitted shall be in accordance with either:

a) the Crowd Management Plan at Part 7 of The Transport Assessment by Stantec ref:48773/5503 Rev AA - December 2020; or

b) an alternative Crowd Management Plan to be submitted to and approved in writing by the Local Planning Authority.

These measures shall be retained as approved for the lifetime of the development of Block A.

REASON: To safeguard the amenities of occupiers of adjoining and nearby properties

DETAILED INFORMATIVES

U0054677 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 recommended for approval and referred to the first available Planning Committee, where the agents / applicants had an opportunity to present the case.

U0054676 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 Plan Policies: GG1, CG2, CG5, D1, D4, D5, D8, D11, D12 & D14, S1, E1, E2, E3, E4, E6, E8, E10, E11, HC1, HC5, G5, G6, G7, SI 1, SI2, SI3
SI12, SI13, T1, T2, T3, T4, T5, T6

Local Plan Policies: LP1, LP2, LP3, LP4, LP8, LP10, LP12, LP15, LP16, LP21, LP20, LP22, LP24, LP25, LP26, LP29, LP41, LP42, LP43, LP44, LP45

Supplementary Planning Guidance: Design Quality; Air Quality; Development Control for Noise Generating and Noise Sensitive Development; Transport; Refuse and Recycling Storage Requirements; Sustainable Construction Checklist; St Margarets Village Planning guidance

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.

IL02 Advertisements

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

IM01 Disabled persons

The applicant's attention is drawn to the provisions of the Chronically Sick and Disabled Persons Act 1970 (Section 4,7, 8a) and to the Code of Practice for Access for the Disabled to Buildings (BS 5810: 1979). Attention is also drawn to the provisions of Part M of the Building Regulations - access and facilities for disabled people.

IE04A Public entertainments licence

The use of the premises for public entertainment would require a licence from the Council's Licencing Team. Before submitting an application it is advisable to contact the Licencing Team, 2nd Floor Civic Centre, 44 York Street, Twickenham TW1 3AB.

IM13 Street numbering

If you wish to name or number a new development, sub-divide an existing property, or change the name or number(s) of an existing property or development, you will need to apply to the London Borough of Richmond Upon Thames. Further details of this process, fees, and the necessary information and forms that need to be submitted can be found on the Council's website

http://www.richmond.gov.uk/street_numbering_and_naming. Alternately you may contact Peter Cridland, Address Management Manager (020 8891 7889 peter.cridland@richmond.gov.uk).

IL13 Section 106 agreement

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

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.

IL29 Construction Management Statement

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

U0057063 Ecological Enhancements

It is recommended that the Ecological Enhancement Plan includes:

- o 2no Bat bricks to be added to each building and buildings A, C and H to have bat bricks inbuilt within the new constructions of the building/s

- o 2no Bird boxes to be added to each building and buildings A, C and H to have bat bricks inbuilt within the new constructions of the building/s
- o Hedgehog gaps to be included within walls and fences
- o Bumble bee and or bee bricks to be included nearby to areas of planting
- o All plant species to be native or wildlife friendly
- o Glass on the 1st floors and above should avoid internal light to spill outside in order to ensure continued ability of bat movement., especially on the northwest side adjacent to the railway and around Building H

U0057066 Environment Agency

If there is a reason to believe contamination could be an issue, applicants should provide proportionate but sufficient site investigation information (a risk assessment) prepared by a competent person to determine the existence or otherwise of contamination, its nature and extent, the risks it may pose and to whom/what (the 'receptors') so that these risks can be assessed and satisfactorily reduced to an acceptable level. The National Quality Mark Scheme (NQMS)

U0057067 Thames Water

Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website.

<https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewater-services>

The proposed development is located within 15 metres of Thames Waters underground assets and as such, the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.<https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email:

developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.

<https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>.

A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

As per Building regulations part H paragraph 2.21, Drainage serving kitchens in commercial hot food premises should be fitted with a grease separator complying with BS EN 1825-2:2004 and designed in accordance with BS EN 1825-2:2002 or other effective means of grease removal. Thames Water further recommend, in line with best

practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses. Please refer to our website for further information : www.thameswater.co.uk/help

Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses.

If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at thameswater.co.uk/buildingwater.

There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.

<https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION
21/0094/FUL

FUL Applications

Making an Appeal – Summary Guidance

Whether to appeal

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

Type of appeal:

Planning Application

Appeal time:

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

Who can appeal?

The applicant or their agent may lodge an appeal.

The right of appeal:

You can appeal against the council's decision:

- If you applied to the Local Planning Authority and they:
 - Refused permission;
 - Gave permission but with conditions you think are inappropriate;
 - Haven't approved the details of a scheme which they or the Secretary of State have already given outline planning permission for or;
 - Have approved the details of a scheme but with conditions you think are inappropriate or unreasonable.

- If the LPA rejected a proposal arising from a condition or limitation on a planning permission.
- If the LPA don't decide your application within the time allowed. Normally the time allowed is eight weeks from when they accept your application.
- If the LPA told you they needed more information before they could decide your outline planning application, but you do not want to supply this.

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

The appeal process:

Appeals must be made

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

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

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

Written procedure:

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

Hearing procedure:

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

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

Inquiry procedure:

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

Making your views known on someone else's appeal:

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

Costs:

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

Who to contact?

The Planning Inspectorate

Website www.planninginspectorate.gov.uk

Email enquiries@pins.gsi.gov.uk

Telephone 0303 444 5000

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

London Borough of Richmond upon Thames

Website www.richmond.gov.uk/planning

Email planningappeals@richmond.gov.uk

Telephone 020 8891 1411 for advice

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