

Environment Directorate / Development Management

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Mr Will Wimshurst
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The Mews
6 Putney Common
Putney
SW15 1HL

Letter Printed 21 February 2022

FOR DECISION DATED
18 February 2022

Dear Sir/Madam

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

Application: 16/3434/FUL
Your ref: Hampton Pools
Our ref: DC/JSI/16/3434/FUL/FUL
Applicant: Mr Daphne Wharton
Agent: Mr Will Wimshurst

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 August 2016** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

Hampton Swimming Baths High Street Hampton TW12 2ST

for

The refurbishment of the existing facilities and car park along (to include widening of existing vehicular exit/entrance) with the extension of the main building to the west and provision of a new roof to extend the existing cafe. The works involve the demolition of a wall, plant room and a single bay and first floor structure.

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 16/3434/FUL

APPLICANT NAME

Mr Daphne Wharton
Hampton Swimming Baths
High Street
Hampton
TW12 2ST

AGENT NAME

Mr Will Wimshurst
The Mews
6 Putney Common
Putney
SW15 1HL

SITE

Hampton Swimming Baths High Street Hampton TW12 2ST

PROPOSAL

The refurbishment of the existing facilities and car park along (to include widening of existing vehicular exit/entrance) with the extension of the main building to the west and provision of a new roof to extend the existing cafe. The works involve the demolition of a wall, plant room and a single bay and first floor structure.

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

U0120552	Porous hardstanding
U0120593	NS36 Planting
U0120554	NS37 EVCPs (all uses)
U0120555	NS38 Green Roof
U0120556	NS39: BREEAM - Excellent
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U0120562	NS27 Mechanical Services Control Cdn
U0120563	NS28 Tree Removal
U0120564	NS29 T9 Trunk Retention
U0120565	NS30 External Lighting
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DV29F	Potentially Contaminated Sites
AT01	Development begun within 3 years
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U0120574	NS02 - CEMP
U0120575	NS03 CMP
U0120576	NS04 Cycle parking
U0120577	NS05 Sound insulation scheme
U0120578	NS06 External lighting
U0120579	NS07 Noise and vibration
U0120580	NS08 Water treatment works
U0120581	NS09 AMS and tree plan

U0120582	NS10 Hard / soft landscaping works
U0120583	NS11 Net biodiversity gain
U0120584	NS12 Ecological appraisal compliance
U0120585	NS13 Ecological CMP
U0120586	NS14 Archaeological assessment
U0120587	NS15 PV panels
U0120588	NS16 Soil compaction
U0120589	NS17 Protect trees (fencing)
U0120590	NS18 Flood risk assessment
U0120591	NS19 Sustainable drainage system
U0120592	NS20 Waste diversion
U0120553	NS21 Access for coaches

INFORMATIVES

U0055610	IL02 NPPF Approval paras 38-42
U0055611	COMH08 Composite Informative
U0055612	IL04 S106 Agreement
U0055613	IL05 Travel Plan
U0055614	IL06 Ecology
U0055615	IL07 Advertisements
U0057316	Neighbour Liaison
U0055617	IL13 Community Infrastructure Levy
U0055618	IL24 CIL Liable
U0055619	IM13 Street Numbering
U0055620	NI01 Archaeological Assessment
U0055621	NI02 The Royal Parks
U0055622	Community liaison group
U0055616	IL08 Thames Water Surface Water

DETAILED CONDITIONS AND INFORMATIVES

DETAILED CONDITIONS

U0120552 Porous hardstanding

That all new hardsurfacing shall be of a porous or permeable material and be constructed and laid out in accordance with details to be submitted to and agreed in writing by the Local Planning Authority.

Reason: In the interest of sustainable construction and to avoid excessive surface water run-off.

U0120593 NS36 Planting

Unless otherwise agreed in writing by the Local Planning Authority, all species shall 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 preserve and enhance nature conservation interests

U0120554 NS37 EVCPs (all uses)

a. Unless otherwise agreed in writing with the Local Planning Authority, no development shall take place until a scheme for EVC infrastructure, in accordance with London Plan Standards

(20% active; 80% passive EVCPs) has been submitted to and approved in writing by the

Local Planning Authority.

b. Prior to the occupation of the development hereby approved, the approved scheme shall be installed, be ready for use, and be thereafter retained.

REASON: To encourage the use of ultra-low emission vehicles.

U0120555 NS38 Green Roof

Prior to the commencement of development hereby permitted, details of the biodiverse green (not sedum) roof (as shown on drawing number WP-0360-PL-0103-P-RF P4) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following details:

a. species mix

b. substrate type and depth (minimum 85mm, varying in depth across roof plate);

c. type of membrane;

d. how levels of light, moisture, aeration and nutrients will be achieved;

e. maintenance plan, including access.

The development shall not be occupied until the approved scheme has been fully implemented

and is thereafter maintained in accordance with the approved scheme.

REASON: To preserve the ecological value of the site hereby approved, to promote sustainable development and does not prejudice the appearance of the locality.

U0120556 NS39: BREEAM - Excellent

Unless otherwise agreed in writing by the Local Planning Authority, the development hereby approved shall achieve BREEAM Rating of '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.

U0120557 NS40 Parking

The development hereby permitted shall not be occupied until the car parking spaces shown on Drawing no WP-0360-PL-0101-P-LO P4 have been constructed and laid out. The parking spaces shall thereafter be retained for users in connection with the development hereby permitted over the lifetime of the development.
REASON: To ensure a satisfactory car/coach parking provision.

U0120558 NS26 Sub Station

The substation hereby permitted shall be installed in strict accordance with the details provided in the acoustic reports submitted by Max Fordham dated 18th August 2016 and marked as Planning Submission and subsequent addendum dated 28th November 2016. The substation shall not be used unless the equipment is installed in compliance with these details.

REASON: To protect the amenities of adjoining occupiers and the surrounding area.

U0120559 NS22 Travel Plan

Staff and customer/visitor travel surveys shall be undertaken in accordance with a survey methodology to be submitted to and approved by the Local Planning Authority prior to it being carried out. Within 6 months of the uses commencing, a new full travel plan based on the results of the survey shall be submitted with clear objectives, targets, actions and timeframes to manage the transport needs of staff and customer / visitors to the development, to minimise car usage and to achieve a shift to alternative transport modes.

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 submitted and approved by 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. This review and re-write cycle shall continue every three years and any 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 with particular regard to transport.

U0120560 NS23 Servicing and Delivery Management P

Prior to the first occupation of the new development, a servicing and delivery management plan must be submitted to and approved in writing by the Local Planning Authority. Thereafter, occupation of the new development can only take place in accordance with the approved details.

REASON: In the interests of providing safe and suitable access to the site for all road users in accordance with Para. 108b of the NPPF.

U0120561 NS24 Car Park Management Plan

Prior to the first occupation of the new development, a Car Park Management Plan shall be submitted to and approved in writing by the Local Planning Authority which sets out how opportunities for flexible car/minibus and coach parking provision on site can be adopted and managed with a review to further reduce the total car parking over time. Thereafter, occupation of the new floorspace can only commence in accordance with the approved details.

REASON: To maximise the opportunity to reduce the use of car travel to the site in accordance with Para. 108a of the National Planning Policy Framework (NPPF).

U0120562 NS27 Mechanical Services Control Cdn

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 meter from the facade of the nearest first floor (or higher) noise sensitive premises, and in accordance to the latest British Standard 4142; An alternative position for assessment /measurement may be used to allow ease of access, this must be shown on a map and noise propagation calculations detailed to show how the design criteria is achieved.

c) The plant shall be isolated so as to ensure that vibration amplitudes which causes re-radiated noise not to exceed the limits detailed in table 4 detailed in section 7.7.2 of BS8233:2014 Guidance on sound insulation and noise reduction for buildings "

d) A commissioning acoustic test and report shall be undertaken within 2 weeks of mechanical services commissioning, in order to demonstrate the conditions above have been achieved. The results of the test shall be submitted to and approved in writing by the LPA.

REASON: To protect the amenities of adjoining occupiers and the surrounding area.

U0120563 NS28 Tree Removal

No trees other than those shown to be removed on the approved plan Drwg No. 16-408-TPP (identified as T9, T21, T22, T23, T24 and H1)) shall be felled, damaged or otherwise disturbed.

REASON: To ensure the retention of the retained trees on the site which represent an important visual amenity and biodiversity value to the locality.

U0120564 NS29 T9 Trunk Retention

The trunk from tree T9 to be removed shall be retained and used as a loggery adjacent to the proposed compost heap set out in the approved Updated Ecological Appraisal prepared by LUC dated November 2020.

REASON: In the ecological interests of the site.

U0120565 NS30 External Lighting

Prior to installation, details of all external lighting - including locations, technical specifications, horizontal lux plan for each 'floor' shall be submitted to and agreed in writing by the Local Planning Authority (there should be a lux level of 0.0 at the canopy line of the boundary trees) and thereafter constructed 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.

U0120566 NS31 Ecological Enhancements

An ecological enhancement plan to be submitted and agreed in writing by the Local Planning Authority and thereafter implemented in accordance with these details. These should include the following

- o An improved external lighting scheme
- o a stag beetle loggery to be created adjacent to the new compost heap
- o A 5 year rolling management plan for the boundary vegetation shall be submitted to and agreed in writing by the Local Planning Authority and thereafter managed in accordance with these details in perpetuity.

o All planting must be native or wildlife friendly.
REASON: To enhance nature conservation interest.

U0120567 NS32 Windows - noise restriction

All windows and external doors shall be kept closed during the use of amplified music within the gym/studio areas at all times.

REASON: To protect the amenities of adjoining neighbouring properties and the surrounding area.

U0120568 NS33 Specific Use Class

The premises in the new western building hereby approved shall be used only for/as fitness and exercise purposes, to include ancillary uses to the operation of the outdoor swimming pools, as shown on approved drawing WP-0360-PL-0101-P-LO P4, and shall at no time be used for any other purpose.

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

U0120569 NS34 Disabled parking and EVCPs

The two on-site disabled car parking bays shown on approved drawing WP-0360-PL-0101-P-LO P4 shall be designated and only used by Blue Badge holders and these parking spaces shall be provided with active electrical charging points for electric vehicles. The vehicle parking shall thereafter be implemented in full in accordance with the approved details before the use hereby permitted commences and shall thereafter be retained solely for its designated use.

REASON: To ensure appropriate disabled persons parking for Blue Badge holders is provided on-site and to encourage the uptake of electric vehicles.

U0120570 NS35 Waste Management Strategy

Prior to the occupation of the development hereby permitted, a Waste Management Strategy, shall be submitted to and approved in writing by the local planning authority. The waste and recycling storage shall be provided in accordance with the approved details prior to the commencement of the use hereby permitted and shall thereafter be retained solely for its designated use.

REASON: To encourage the sustainable management of waste and to safeguard the visual amenities of the area.

DV29F Potentially Contaminated Sites

1. No development 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 by suitably qualified and accredited geo-environmental consultants 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. 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 [1(b, c)] 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.

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.

BD10 Sample panels of brickwork

Sample panels of facing brickwork 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 panels shall be retained on site until the work is completed and has been approved.

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

BD13A Materials to match exist'-be app'd

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

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

DV18A Refuse arrangements

None of the buildings hereby approved shall be occupied until arrangements for the storage and disposal of refuse/waste have been made in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

REASON: To safeguard the appearance of the property and the amenities of the area.

DV30 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.

DV50A 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 in accordance with the Councils sustainability policies.

U0120571 DV11 Use of flat roof restricted

None of the flat roofs to the new gym building on the western side of the site, including the plant and storage elements, shall be used for any purpose other than as a means of escape in emergency or for maintenance of the building.

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

U0120572 DS04 - Disabled access

Before the development hereby permitted is commenced a scheme indicating the provision to be made for disabled people to gain access to the new gym building shall have been submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented before the development hereby permitted is brought into use.

REASON: To ensure the provision of a satisfactory and convenient form of development for people with disabilities.

U0120573 NS01 Approved drawings

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

Drawings - WP-0360-PL-0011-P P1, WP-0360-PL-0071-E-E&S P1, WP-0360-PL-0072-E-W&N, PL-0052-P-L1, WP-0360-PL-0051-P-L0 P1, WP-0360-PL-0053-P-RF P1, WP-0360-PL-0061-S-AA&BB P1, WP-0360-PL-0062-S-CC-DD P1, WP-0360-PL-0063-S-EE-FF, WP-0360-PL-0031-P P1, WP-0360-PL-0403-X, WP-0360-PL-0201-E-E&S P1, WP-0360-PL-0202-E-W&N P1, WP-0360-PL-0001-P-SITE P1, WP-0360-PL-0021-P P1 received 26/08/2016, 16-408-TPP received 01/11/2016, received 07/03/2017, WP-0360-0302-S-DE-A received 17/01/2017, WP-0360-PL-0401-X-SUBSTN received 08/06/2017, WP-0360-PL-0301-S-ABC P4 received 06/01/2020, WP-0360-PL-0012-P P2, WP-0360-PL-0032-P P2, WP-0360-PL-0081-P-X_P2, WP-0360-PL-0101-P-LO P5, WP-0360-PL-0102-P-L1 P5, WP-0360-PL-0103-P-RF P5, WP-0360-PL-0101-P-L0_P_LAND P1, WP-0360-PL-0101-P-L0_P_PHASING P1, WP-360-PL-0402-D-X-Gate_P2 received 17/11/2020.

Reports - Acoustic Note Rev C received 30/10/2020, Daylight and Sunlight Report received 26/08/2016, Design and Heritage Statement received 26/08/2016, Updated Ecological Appraisal received 04/11/2020, Transport Statement received 26/08/2016, Travel Plan received 26/08/2016, Tree Survey Report A received 26/08/2016, MOL Statement received 01/11/2016, Historic Environment Assessment received 10/07/2017, Aspinal Verdi Viability Assessment received 03/07/2019, Energy Statement Rev 01 received 03/02/2020, Hmapton Pool View Comparison received 03/02/2020, Open Space Assessment received 03/02/2020, Revised Sustainable Construction Checklist received 23/09/2020, CIS Report Rev 3 received 29/09/2020.

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

U0120574 NS02 - CEMP

1. In respect of site clearance; demolition works, excavation and any construction works; no development shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority to include, but not limited to, the following matters
 - a) demolition and construction related noise, pollution, dust, vibration, lighting, traffic, waste management
 - b) pre-commencement checks/surveys for bats and other protected species and notable species, with subsequent mitigations as deemed appropriate

- c) further protected and notable species checks/surveys should demolition and/or construction works not take place until after the second anniversary of the date of approval of surveys submitted pursuant to 2)
 - d) appropriate working practices and safeguards for other wildlife, flora and fauna that are to be employed whilst works take place on site
 - e) measures to ensure adequate drainage and control surface water runoff from the Site
2. The development shall not be implemented other than in accordance with the approved details.

REASON: In the interests of ecology and biodiversity together with the amenity of the area.

U0120575 NS03 CMP

Prior to the commencement of development, a full construction management plan must be submitted to and approved in writing by the Local Planning Authority. Thereafter, development must only take place in accordance with the approved details. The Statement shall provide for:

1. The size, number, routing and manoeuvring tracking of construction vehicles to and from the site, and holding areas for these on/off site;
2. Site layout plan showing manoeuvring tracks for vehicles accessing the site to allow these to turn and exit in forward gear;
3. Details and location of parking for site operatives and visitor vehicles (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
4. Details and location where plant and materials will be loaded and unloaded;
5. Details and location where plant and materials used in constructing the development will be stored, and the location of skips on the highway if required;
6. Details of any necessary suspension of pavement, roadspace, bus stops and/or parking bays;
7. Details where security hoardings (including decorative displays and facilities for public viewing) will be installed, and the maintenance of such;
8. Details of any wheel washing facilities;
9. Details of a scheme for recycling/disposing of waste resulting from demolition and construction works (including excavation, location and emptying of skips);
10. Details of measures that will be applied to control the emission of noise, vibration and dust including working hours. This should follow Best Practice detailed within BS5288:2009 Code of Practice for Noise and Vibration Control on Construction and Open Sites;
11. Details of any highway licenses and traffic orders that may be required (such as for licences for any structures / materials on the highway or pavement; or suspensions to allow the routing of construction vehicles to the site);
12. Details of the phasing programming and timing of works;
13. The Construction Management Statement should be written in conjunction with the Arboricultural Method Statement, and in accordance with British Standard BS5837:2012 'Trees in relation to design, demolition and construction - recommendations', in particular section 5.5, 6.1, 6.2, 6.3 and 7;
14. A construction programme including a 24 hour emergency contact number
15. Details of a Communications Strategy demonstrating how relevant third parties, in particular The Royal Parks, informed of the works programme and progress of the works.
16. See also TfL guidance on Construction Logistics Plans.

REASON: In the interests of providing safe and suitable access to the site for all road users in accordance with Para. 108b of the NPPF.

U0120576 NS04 Cycle parking

Prior to the commencement of development, details of the proposed cycle parking for the development must be submitted to and approved in writing by the Local Planning Authority. Details shall confirm compliance with the separation of cycle parking for employee long-stay spaces and visitor short-term spaces in line with London Plan standards; and demonstrate compliance with section 8.2.6 of the London Cycle Design Standards (LCDS). Thereafter, development shall only commence in accordance with the approved details.

REASON: To maximise the opportunity for visitors to and employees of the site to travel to and from it by sustainable modes of transport in accordance with Para. 108a of the National Planning Policy Framework (NPPF).

U0120577 NS05 Sound insulation scheme

NS05: Sound Insulation Scheme

Prior to the commencement of any superstructure works on the development hereby permitted, details of the proposed sound insulation scheme for the parts of the development to be used for the studios and gym use shall be submitted to and approved by the Local Planning Authority. The sound insulation scheme shall be designed to ensure that noise from within the building does not cause a disturbance to surrounding occupiers. The noise measured at one metre from the facade of the nearest noise sensitive premises should not exceed 5dB(A) below the typical LA90 15 min day and shall be at least 5dB below. Further, the measured level at 63Hz, 125Hz and 250Hz shall be at least 5dB below the corresponding background level i.e. L90@63HZ, 125Hz and 250 Hz 15 min day.

Details should include airborne sound insulation. The developer shall certify to the Local Planning Authority that the noise mitigation measures agreed have been installed. The sound insulation scheme submitted shall also include a noise management plan demonstrating how neighbour complaints about noise will be logged, investigated and actioned. The approved scheme is to be completed prior to occupation of the development and shall be permanently maintained thereafter.

REASON: To protect the amenities of adjoining occupiers and the surrounding area.

U0120578 NS06 External lighting

Details of any external lighting to be installed on the site, including the design of the lighting unit, any supporting structure and the extent of the area to be illuminated, shall be submitted to and approved in writing by the Local Planning Authority prior to the development commencing. Only the details thereby approved shall be implemented.

REASON: To protect the amenities of adjoining occupiers and the surrounding area and to protect local wildlife and biodiversity habitats.

U0120579 NS07 Noise and vibration

Prior to the commencement of the development hereby approved (including any pre-construction, demolition, enabling works or piling), the applicant shall submit a report in writing, regarding the demolition / construction noise and vibration impact associated with this development, for approval by the local authority. The report shall be in accordance with the provisions of BS 5228:2009 Code of Practice for noise and vibration control on construction and open sites and include full details of any piling and mitigation measures to be taken to protect local residents from noise and or vibration. Development shall be carried out in accordance with the approved details.

REASON: To protect the amenities of adjoining occupiers and the surrounding area.

U0120580 NS08 Water treatment works

All tanks containing concentrated water treatment chemicals shall be sited on an impervious base surrounded by bund walls. The bunded volume shall be capable of retaining 110% of the volume of the tank(s) and any fill or draw pipes. Details of this containment system shall be submitted to and be agreed in writing by the Local Planning Authority prior to the commencement of the development.

REASON: To protect the amenities of adjoining occupiers and the surrounding area.

U0120581 NS09 AMS and tree plan

Prior to the commencement of the development hereby approved, an Arboricultural Method Statement and Tree Protection Plan in accordance with BS5837:2012 relating to a) groundworks within the Root Protection Area of retained trees for any construction activity (including the installation of hard surfaces) b) the installation of all service and utility routes within the Root Protection Area of all retained trees c) details of a pre-commencement meeting (to include the Tree Officer) together with a schedule of all confirmed site supervision and tree protection monitoring shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the respective Method Statements shall be implemented in strict accordance with the approved details.

REASON: To ensure the retention of, and avoid damage to, the retained trees on the site which represent an important visual amenity and biological value to the locality.

U0120582 NS10 Hard / 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.

U0120583 NS11 Net biodiversity gain

Prior to the commencement of the development hereby approved, details of net biodiversity gain shall be submitted to and approved in writing by the Local Planning Authority. Prior to the first occupation of the dwellings hereby permitted, evidence shall be submitted to and approved in writing by the local planning authority to demonstrate that net biodiversity has been achieved and the measures provided to achieve this shall thereafter be retained in perpetuity.

REASON: To ensure that a net biodiversity gain has been achieved in the interests of the ecological value of the site.

U0120584 NS12 Ecological appraisal compliance

All of the mitigation measures set out in the approved Updated Ecological Appraisal prepared by LUC dated November 2020 shall be implemented in full prior to the commencement of use of the new gym building.

REASON: To protect the existing ecological value of the site.

U0120585 NS13 Ecological CMP

Prior to the commencement of the development hereby approved, an Ecological Construction Method Statement/Plan (or equivalent) shall be submitted to and approved in writing by the Local Planning Authority. The document should include all possibilities where harm could come to wildlife and what mitigation will be implemented (such as tool box talks, good practice etc), including

- o Any excavations that need to be left overnight should be covered or fitted with mammal ramps to ensure that any animals that enter can safely escape. Any open pipework with an outside diameter of greater than 120 mm must be covered at the end of each work day to prevent animals entering/becoming trapped.

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

U0120586 NS14 Archaeological assessment

No demolition or construction works shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works. If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

- A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

REASON: To protect any potential archaeological interests of the site.

U0120587 NS15 PV panels

Prior to construction works commencing, plans, elevations and sections of the roof(s) showing the location of the proposed photovoltaic array(s) should be submitted for approval to the Local Planning Authority. The photovoltaic array(s) shall be implemented in accordance with the approved details and retained and properly maintained permanently thereafter.

REASON: To safeguard the appearance of the completed development and to ensure that the development has an acceptable level of sustainability.

U0120588 NS16 Soil compaction

(A) No work shall take place until details of measures to be taken to prevent compaction of the ground over the roots of the trees to be retained have been submitted to and approved in writing by the local planning authority and such measures as are approved shall be carried out during construction and demolition on development-site

(B) If any of the root protection areas or areas set aside for tree/plant /shrub planting on or adjacent to the development site become compacted through direct or indirect development activity, they must be de compacted by hand operated tools only i.e. an Air spade or hand fork to minimum depth of 500mm below the existing ground level

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

U0120589 NS17 Protet trees (fencing)

(A) No equipment, machinery or materials are to be brought on the site for the purpose of the development until all the trees to be retained have been protected by fences or other suitable means of enclosure to the distance of the outermost limit of the branch spread or as per recommendations given in Figure 2 - Protective Barrier, of the current British Standard 5837: 2012 Trees in Relation to Construction - Recommendations" whichever is the further from the tree and with regard to this proposal the protective fencing shall be at least 2.4m high, comprising a scaffolding framework, as in 8.2.2. of BS5837 (2012), supporting a minimum of 20mm exterior grade ply or other approved robust man-made boards as shown in BS5837 (2012), Figure 5, within which no activities associated with building operations shall take place, such areas also being free of the storage of materials or temporary structures.

(B) No fire shall be lit within 10m from the outside of the crown spread of the trees to be retained.

(C) The ground levels within the protected areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

(D) All means of protection shall be in situ for the duration of the development and distances of such protection should be specified by a person suitably experienced in arboriculture.

(E) No equipment, signage, fencing, tree protection barriers, materials, components, vehicles or structures to be attached to or supported by a retained tree.

(F) No mixing of cement or use of other materials or substances to take place within a Root Protection Area ('RPA'), or close enough to a RPA that seepage or displacement of those materials or substances could enter a RPA

(G) No alterations or variations to the approved works or tree protection schemes shall be carried out without the prior written approval of the local planning authority.

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

U0120590 NS18 Flood risk assessment

The proposed development shall be carried out in strict adherence to the recommended mitigation measures set out in the approved (revised) Flood Risk Assessment (FRA) prepared by Webb Yates Engineers dated December 2019 and maintained in accordance thereafter.

REASON: To protect property and human life.

U0120591 NS19 Sustainable drainage system

Prior to the commencement of the development hereby approved, a detailed Surface Water Management Strategy document shall be submitted and approved by the Local Planning Authority. The document must include: i) A detailed design of the site's surface water drainage system, drainage infrastructure and associated pipework; ii)

Demonstrate the technical feasibility/viability of the system through the use of SuDS to manage the flood risk to the site and elsewhere, and iii) The measures taken to manage the water quality and sedimentation for the lifetime of the development. The approved scheme for the surface water drainage shall be carried out in accordance with the approved details before the development is first put in to use/occupied.

REASON: To ensure the development is provided with a satisfactory means of drainage and in the interests of securing a more sustainable development and to reduce the impact of flooding both to and from the development and third parties.

U0120592 NS20 Waste diversion

Prior to the commencement of the development hereby approved, the applicant shall provide full written details of targets for waste generation and diversion from landfill during construction for approval to the Local Planning Authority. Construction shall be undertaken in line with the approved details.

REASON: To maximise the sustainability credentials of the development

U0120553 NS21 Access for coaches

Prior to the commencement of development, a vehicle tracking drawing for a coach with the dimensions of 12m x 2.55m can enter, turn in, and exit the development in forward gear, must be submitted to and approved in writing by the Local Planning Authority. Thereafter, development must only commence in accordance with the approved details.

REASON: In the interests of providing safe and suitable access to the site for all road users in accordance with Para. 108b of the NPPF.

DETAILED INFORMATIVES

U0055610 IL02 NPPF Approval paras 38-42

In accordance with paragraphs 38-42 of the National Planning Policy Framework, Richmond upon Thames Borough Council takes a positive and proactive approach to the delivery of sustainable development, by:

- o Providing a formal pre-application service
- o Providing written policies and guidance, all of which is available to view on the Council's website
- o Where appropriate, negotiating amendments to secure a positive decision
- o Determining applications in a timely manner.

In this instance: 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.

U0055611 COMH08 Composite Informative

COMH08: 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:-

The London Plan (LP) (2016)

- o Policy 1.1 Delivering the strategic vision and objectives for London
- o Policy 2.6 Outer London: vision and strategy
- o Policy 3.1 Ensuring equal life chances for all
- o Policy 3.2 Improving health and addressing health inequalities

Official

- o Policy 3.16 Protection and enhancement of social infrastructure
- o Policy 3.19 Sports facilities
- o Policy 4.5 London's visitor infrastructure
- o Policy 4.6 Support for and enhancement of arts, culture, sport and entertainment
- o Policy 4.12 Improving opportunities for all
- o Policy 5.1 Climate change mitigation
- o Policy 5.2 Minimising carbon dioxide emissions

- o Policy 5.3 Sustainable design and construction
- o Policy 5.4 Retrofitting
- o Policy 5.4A Electricity and gas supply
- o Policy 5.5 Decentralised energy networks
- o Policy 5.6 Decentralised energy in development proposals
- o Policy 5.7 Renewable energy
- o Policy 5.8 Innovative energy technologies
- o Policy 5.9 Overheating and cooling
- o Policy 5.10 Urban greening
- o Policy 5.11 Green roofs and development site environs
- o Policy 5.12 Flood risk management
- o Policy 5.13 Sustainable Drainage
- o Policy 5.14 Water quality and wastewater infrastructure
- o Policy 5.15 Water use and supplies
- o Policy 5.18 Construction, excavation and demolition waste
- o Policy 5.19 Hazardous waste
- o Policy 5.21 Contaminated land
- o Policy 5.22 Hazardous substances and installations
- o Policy 6.3 Assessing effects of development on transport capacity
- o Policy 6.7 Better streets and surface transport
- o Policy 6.9 Cycling
- o Policy 6.10 Walking
- o Policy 6.11 Smoothing traffic flow and tackling congestion
- o Policy 6.12 Road network capacity
- o Policy 6.13 Parking
- o Policy 7.1 Lifetime neighbourhoods
- o Policy 7.2 An inclusive environment
- o Policy 7.3 Designing out crime
- o Policy 7.4 Local character
- o Policy 7.5 Public realm
- o Policy 7.6 Architecture
- o Policy 7.7 Location and design of tall and large buildings
- o Policy 7.8 Heritage assets and archaeology
- o Policy 7.9 Heritage-led regeneration
- o Policy 7.13 Safety, security and resilience to emergency
- o Policy 7.14 Improving air quality
- o Policy 7.15 Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes
- o Policy 7.17 Metropolitan Open Land
- o Policy 7.18 Protecting open space and addressing deficiency
- Official
- o Policy 7.19 Biodiversity and access to nature
- o Policy 7.20 Geological conservation
- o Policy 7.21 Trees and woodlands
- o Policy 8.1 Implementation
- o Policy 8.2 Planning obligations
- o Policy 8.3 Community Infrastructure Levy
- o Policy 8.4 Monitoring and review
- Richmond Local Plan (RLP) (2018)
- o Policy LP 1 Local Character and Design Quality
- o Policy LP 3 Designated Heritage Assets
- o Policy LP 4 Non-Designated Heritage Assets
- o Policy LP 7 Archaeology
- o Policy LP 8 Amenity and Living Conditions
- o Policy LP 9 Floodlighting
- o Policy LP 10 Local Environmental Impacts, Pollution and Land Contamination
- o Policy LP 12 Green Infrastructure
- o Policy LP 13 Green Belt, Metropolitan Open Land and Local Green Space
- o Policy LP 15 Biodiversity
- o Policy LP 16 Trees, Woodlands and Landscape

- o Policy LP 17 Green Roofs and Walls
- o Policy LP 20 Climate Change Adaption
- o Policy LP 21 Flood Risk and Sustainable Drainage
- o Policy LP 22 Sustainable Design and Construction
- o Policy LP 23 Water Resources and Infrastructure
- o Policy LP 28 Social and Community Infrastructure
- o Policy LP 30 Health and Wellbeing
- o Policy LP 31 Public Open Space, Play Space, Sport and Recreation
- o Policy LP 44 Sustainable Travel Choices
- o Policy LP 45 Parking Standards and Servicing
- Local Guidance / Supplementary Planning Documents (SPDs)
- o Air Quality SPD (June 2020)
- o CA12 Hampton Village Conservation Area Statement
- o CA61 Bushy Park Conservation Area Statement
- o Buildings of Townscape Merit SPD (May 2015)
- o Conservation Area SPG
- o Contaminated Land SPG
- o Design Quality SPD (February 2006)
- o Development Control for Noise Generating and Noise Sensitive Development (September 2018)
- o Nature Conservation and Development SPG
- o Part Q Building Regulations
- o Planning Obligations June 2020)
- o Public Space Design Guide SPG
- o Refuse and Recycling Storage Requirements (May 2015)
- o Sustainable Construction Checklist (January 2016)
- o Sustainable Drainage Systems - Planning Guidance SPG Official
- o Transport (June 2020)
- o Trees: Landscape Design, Planting and Care SPG
- o Trees: Legislation and Procedure SPG

Building Regulations:

The applicant is advised that the erection of new buildings or alterations to existing buildings should comply with the Building Regulations. This permission is NOT a consent under the Building Regulations for which a separate application should be made. For application forms and advice please contact the Building Control Section of the Street Scene department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411).

If you alter your proposals in any way, including to comply with the Building Regulations, a further planning application may be required. If you wish to deviate in any way from the proposals shown on the approved drawings you should contact the Development Control Department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411).

Damage to the public highway:

Care should be taken to ensure that no damage is caused to the public highway adjacent to the site during demolition and (or) construction. The Council will seek to recover any expenses incurred in repairing or making good such damage from the owner of the land in question or the person causing or responsible for the damage. BEFORE ANY WORK COMMENCES you MUST contact the London Borough of Richmond upon Thames, 44 York Street, Twickenham TW1 3BZ, Telephone 020 8891 1411 to arrange a pre-commencement photographic survey of the public highways adjacent to and within the vicinity of the site. The precondition survey will ensure you are not charged for any damage which existed prior to commencement of your works. If you fail to contact us to arrange a pre commencement survey then it will be assumed that any damage to the highway was caused by your activities and you will be charged the full cost of repair.

Once the site works are completed you need to contact us again to arrange for a post construction inspection to be carried out. If there is no further damage then the case will be closed. If damage or further damage is found to have occurred then you will be asked to pay for repairs to be carried out.

Noise control - Building sites:

The attention of the applicant is drawn to the requirements of section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise and vibration on construction and demolition sites. Application, under section 61 of the Act for prior consent to the works, can be made to the Environmental Health Department.

Under the Act the Council has certain powers to control noise from construction sites. Typically the council will limit the times during which sites are permitted to make noise that their neighbours can hear.

For general construction works the Council usually imposes (when necessary) the following limits on noisy works:-

- o Monday to Friday 8am to 6pm

Official

- o Saturdays 8am to 1pm

- o 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.

U0055612 IL04 S106 Agreement

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

U0055613 IL05 Travel Plan

The applicant is asked to contact Traffic and Transport, London Borough of Richmond upon Thames, 44 York Street, Twickenham TW1 3BZ (Telephone 020 889 1411), regarding the preparation of a "Travel Plan" to show the proposed means of travel by employees and prospective visitors to the site including control of the on-site car parking spaces.

U0055614 IL06 Ecology

- o Nature conservation: When submitting proposals for landscaping the site applicants are advised that in determining the suitability of such proposals the Local Planning Authority will take into account the scope for enhancing the nature conservation interest of the site.

- o Revised bat surveys: The applicant is informed that if works have not started on site before

2nd June 2021, a new bat survey will need to be carried out to ensure bat activity is current and submitted to the Local Planning Authority for approval.

U0055615 IL07 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.

U0057316 Neighbour Liaison

The applicants are requested to establish a neighbour liaison group to facilitate to a continuing dialogue with neighbouring residents regarding the operation of the swimming pool and gym complex and to resolve issues arising during the construction process.

U0055617 IL13 Community Infrastructure Levy

The developer is advised of the need to submit a valid claim for social housing relief in order for the relief to be applied to the development by submitting a valid Form 2: Assumption of liability and valid Form 10: Charitable and/or Social Housing Relief Claim.

U0055618 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.

U0055619 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).

U0055620 NI01 Archaeological Assessment

Written schemes of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under Schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

U0055621 NI02 The Royal Parks

The Royal Parks have advised that for any works to take place, Hampton Pool Trust will be required to enter into a building agreement in respect of their refurbishment works and on practical completion of the works, then enter into a License to Occupy. A condition of the License to Occupy is that LBRuT will continue to act as a guarantor in the same way it does in the current license granted to Hampton Pool Trust.

U0055622 Community liason group

The applicant is strongly advised to set up a liaison group to enable a continuing dialogue with neighbouring residents.

U0055616 IL08 Thames Water Surface 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>

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION
16/3434/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