

FIRST SCHEDULE

Definition of True Void

1. Vacancies created through tenant transfer to another Borough where no reciprocal arrangement exists
2. Vacancies arising through tenant moves to other landlords where no reciprocal arrangement exists
3. Vacancies arising as a result of the death of a tenant where there is no statutory right to succession
4. Vacancies arising through tenants buying their own property in the private sector
5. Vacancies arising as a result of the tenant having been evicted or abandoning a Unit
6. Vacancies arising as a result of a tenant who has been permanently decanted returning to his former home
7. Vacancies arising through tenant transfer within the Registered Provider's own stock
8. Vacancies arising as a result of a tenant who has previously been decanted

Definition of Non-True Void

9. Vacancies arising as a result of a tenant being temporarily decanted and moving to a temporary home
10. Vacancies arising as a result of a tenant being re-housed via the Housing Association "Homes" scheme or other equivalent
11. Vacancies arising as a result of a tenant being re-housed by another Borough where a reciprocal arrangement exists

SECOND SCHEDULE

[xx] [*nature of tenancy*] to be rented initially

for X bed units at £ xx per week

for X bed units at £xx per week

for X bed units at £xx per week

All rents are inclusive of service charge and rent levels will be increased in accordance with the RP's annual rental increase

The following properties to be managed and provided by Registered Provider:

[*details of the Units*]

Executed as a deed by affixing the common seal of
(Registered Provider) in the presence of:

Authorized signatory

Executed as a deed by **THE MAYOR AND
BURGESSES OF THE LONDON BOROUGH
OF RICHMOND-UPON-THAMES** in the presence of:

Authorized signatory

Seal Reg. No.

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Appendix 4- Draft Planning Permission

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Environment Directorate / Development Management

Web: www.richmond.gov.uk/planning
Email: envprotection@richmond.gov.uk
Tel: 020 8891 1411
Textphone: 020 8891 7120



Mr Robin Harper
Harper Planning Consultants Ltd
The Boathouse Design Studio
27 Ferry Road
Teddington
TW11 9NN
United Kingdom

Letter Printed

Dear Sir/Madam

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

Application: 20/0539/FUL
Your ref: Strathmore Centre
Our ref: DC/JAG/20/0539/FUL/FUL
Applicant: Mr James Lambert
Agent: Mr Robin Harper

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 **24 February 2020** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

The Strathmore Centre Strathmore Road Teddington TW11 8UH

for

Demolition of all existing buildings; erection of two 3-storey buildings comprising 30 residential dwellings in total (6 x1 bedroom, 17 x 2 bedroom & 7 x 3 bedroom); erection of single storey nursery building (294 sqm in total) alterations to existing access road and formation of 36 no. car parking spaces at grade; landscaping including communal amenity space and ecological enhancement area; secure cycle and refuse storage structures.

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

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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

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SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 20/0539/FUL

APPLICANT NAME

Mr James Lambert
Case House
85-89 High Street
Walton-on-Thames
KT12 1DZ

AGENT NAME

Mr Robin Harper
The Boathouse Design Studio
27 Ferry Road
Teddington
TW11 9NN
United Kingdom

SITE

The Strathmore Centre Strathmore Road Teddington TW11 8UH

PROPOSAL

Demolition of all existing buildings; erection of two 3-storey buildings comprising 30 residential dwellings in total (6 x 1 bedroom, 17 x 2 bedroom & 7 x 3 bedroom); erection of single storey nursery building (294 sqm in total) alterations to existing access road and formation of 36 no. car parking spaces at grade; landscaping including communal amenity space and ecological enhancement area; secure cycle and refuse storage structures.

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

AT01	Development begun within 3 years
U0120599	BD10 - Sample panels of brickwork
U0120600	BD13A-Materials to be app'd
DV29F	Potentially Contaminated Sites
U0120601	DV18 - Refuse arrangements
DV42	Details of foundations - piling etc
DV50A	Energy Reduction
U0120602	Energy hierarchy
DV51A	Water Consumption
U0120603	NS01: Approved Drawings
U0120604	NS02: CMS / Logistics Plan
U0120605	NS03: Construction Environmental Managem
U0120606	NS04: Noise and Vibration Construction M
U0120607	NS05: Dust Management Plan
U0120608	NS06: Sustainable Drainage System
U0120609	NS07: Green wall (residential)
U0120610	NS08: Green / Brown Roof (all uses)
U0120611	NS09: Specified Details Req'd (all uses)
U0120612	NS10: Hard and Soft Landscaping Works
U0120613	NS11: Planting
U0120614	NS12: Site Monitoring Procedures
U0120615	NS13: Tree Planting Scheme Required
U0120616	NS14: Arb Method Statement & TPP
U0120617	NS15: Ecological Enhancements
U0120618	NS16: Noise Protection - Residential
U0120619	NS17: Environment Agency Condition
U0120620	NS18: BREEAM - D1 / E(f) nursery
U0120621	NS19: Parking spaces for specified uses
U0120622	NS20: Electric Veh'le Charging -all uses
U0120623	NS21: Cycle Storage (all uses)
U0120624	Refuse storage residential
U0120625	Restriction-Alterations/extn Residential
U0120626	NS22: External Illumination-all uses
U0120627	NS23: Restriction on use of roof-all use

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U0120628	NS24: Windows - privacy
U0120629	NS25: Balconies / Terraces
U0120630	NS26: Mechanical Services Noise Control
U0120631	NS27: Parking for specified uses (Res)
U0120632	NS28: PV Panels
U0120633	NS29: Cycle shelters (Residential)
U0120634	NS30: Building Regulation M4(2)
U0120635	NS31: Building Reg M4(3) (Wheelchair)
U0120636	NS32-Car Park Management Plan
U0120637	NS33 - Development Phasing
U0120638	DV30: Refuse Storage (Nursery)
U0120639	GD02A: Restriction-Alterat's/extn (Nurs)
U0120640	DV40B - Travel Plan (Nursery)
U0120641	NS34: Delivery & Servicing Plan-Nursery
U0120642	NS35: External Illumination (Nursery)
U0120643	NS36: Nursery Noise Management Plan
U0120644	NS37: Odour-Kitchen extraction (Nursery)
U0120645	NS38: Mechanical Services Noise (Nurs)
U0120646	NS39: D1/E(f) use -Pupil Numbers & H'rs
U0120647	NS40:D1 unit-Restrict'n on change of use
U0120648	NS41: Restrict'n on use of roof (Nurs)
U0120649	NS42: Advertisements (Nursery)
U0120650	NS43: Parking spaces (Nursery)
U0120651	NS44: Cycle and buggy storage (Nursery)
U0120652	NS45: Restriction on Weekend Use (Nurs)
U0120653	NRMM
U0120654	Fire safety

INFORMATIVES

U0048771	IL01: Reason for granting
U0048772	IL02: NPPF APPROVAL - Para 186 and 187
U0048773	IL03: Principal Policies
U0048774	IL04: S106 Agreement
U0048775	IL05: Travel Plan
U0048776	IL06: Ecology
U0048777	IL07: Advertisements
U0048778	IL08: Thames Water Surface Water Informa
U0048779	IL09: Thames Water Assets Informative
U0048780	IL10: Thames Water Waste Informative
U0048781	IL11: Thames Water Informative
U0048782	IL12: Environment Agency Waste Informati
U0048783	IL13: Community Infrastructure Levy
U0048786	IL14: Nursery - weekend use

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DETAILED CONDITIONS AND INFORMATIVES

DETAILED CONDITIONS

AT01 Development begun within 3 years

The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

U0120599 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.

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

U0120600 BD13A-Materials to be app'd

The external surfaces of the building(s) (including fenestration) shall not be constructed other than 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.

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

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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.

U0120601 DV18 - 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 and implemented in accordance with the approved scheme.

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

DV42 Details of foundations - piling etc

No material start shall take place on the development hereby approved until written notice of the intention to commence work has been sent to the Development Control department of the Council. Such notice shall be sent to that department not less than 21 days prior to a material start on the development and shall give details of the intended method of constructing the foundations, including method and equipment for piling, if applicable. (See informative IE06 on this notice which gives advice on foundation construction that minimises nuisance to neighbours).

Reason: To ensure that the local planning authority has sufficient notice of the commencement of work and the methods of foundation construction to enable measures to be taken, if appropriate, to protect the amenities of neighbouring occupiers

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.

U0120602 Energy hierarchy

Prior to the occupation of the development, a scheme shall be submitted to and approved in writing by the Local Planning Authority to outline measures that will be implemented to ensure there is a robust plan for monitoring and annual reporting (for at least 5 years), in accordance with the London Plan Be Seen layer of the energy hierarchy. The development shall not be implemented other than in accordance with the approved scheme.

REASON: In the interests of energy conservation in accordance with the Development Plan.

DV51A Water Consumption

The dwelling(s) hereby approved shall not be occupied other than in accordance with the water consumption targets of 105 litres or less per person per day, and 5 litres or less per head per day for external water use.

Reason: In the interests of water efficiency in accordance with the Councils sustainability policies.

U0120603 NS01: Approved Drawings

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

Drawings - all received on 04.05.20 (unless otherwise stated)

- o Tree Survey TCP1_SC
- o Nursery Sections - 1003 OD105

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- o Nursery Elevations - 1003 OD104-Rev A
- o Nursery Roof Plan - 1003 OD113
- o Nursery Ground Floor Plan - 1003 OD103-RevB
- o Location Plan 1003 / X01
- o Existing Elevations 18120E
- o Topographical Survey 1003/X02 A

The following received on 06.08.20

- o Location Plan 1003 / OD101 A
- o Site Plan 1003 / OD102-RevA
- o Block A Elevations - 1003 / OD204-RevK
- o Block B Elevations - 1003 / OD205-RevH

The following received on 15.09.20

- o Tree Protection Plan - TPP1_SC - Rev B
- o Proposed Roof Plan - 1003 / OD203-Rev K
- o Proposed Second Floor Plan - 1003 / OD202-RevJ
- o Proposed First Floor Plan - 1003-OD201-RevH
- o Proposed Ground Floor Plan 1003-OD200-RevN

The following received on 15.09.20

- o Landscape Masterplan - LIV22443-10-E
- o Soft Landscape Proposals - LIV22443-11-C
- o Hard Landscape Proposals - LIV22443-12-C
- o Play Area Proposals - LIV22443-20-B

Reports - all received on 04.05.20 (unless otherwise stated)

- o Design and Access Statement - 1003-3,1-200205 (Living Architects, February 20)
- o Building Performance Specification and SAP Summary Report Part L1A V1RevA
 - o Energy and Sustainability Statement (SRE, dated 11.02.20)
 - o Flood Risk and SuDS Report (Eight Associates, dated 10.02.20)
 - o Noise Impact Assessment (KP Acoustics, dated 23.12.19)
 - o Planning Statement (Harper Planning, dated Feb 20)
 - o Arboricultural Report - Preliminary (ACS Trees, dated 04.09.18)
 - o Preliminary Risk Assessment (Wiser Environment, 10.01.20)
 - o BREEAM Pre-Assessment (SRE, dated 21.11.19)
 - o SRE SBEM Summary Report Part L2A - Strathmore Nursery (V1 RevA)
 - o Transport Assessment (SW Transport Planning, dated February 20)
 - o Tree Survey Schedule (ACS Consulting, dated 24.08.20)
 - o GLA Population Yield Calculator
 - o Landscape Design Statement Rev A - (ACD Environmental, dated 27.01.20)
 - o Drainage & Utilities Assessment (Eight Associates, dated 19.12.19)
 - o Air Quality Assessment (SRE, dated 16.04.20)
 - o BREEAM Life Cycle Assessment (SRE, dated 14.04.20)
 - o Health Impact Assessment (Hodkinson, dated April 20)
 - o Utility Statement (email received on 04.05.20)

The following received on 24.06.20

- o Soft Landscaping Specification (ACD Environmental, dated 09.06.20)
- o Biodiversity Impact Calculator Letter (ACD Environmental, dated 10.06.20)
- o Biodiversity Net Gain Headlines report
- o Preliminary Ecological Appraisal LIV22443 Rev B (ACD Environmental, dated 10.06.20)

The following received on 25.06.20

- o Biodiversity Net Gain Results
- o Biodiversity Net Gain A-2 Site Habitat Creation
- o Biodiversity Net Gain A-1 Site Habitat Baseline

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- o Biodiversity Net Gain B-1 Site Hedge Baseline
- o Biodiversity Net Gain B-2 Site Hedgerow Creation
- o Biodiversity Net Gain B-3 Site Hedge Enhancement

The following received on 25.06.20

- o Justification for loss of social infrastructure (Ashford, May 2019)
- o Proposed Disposal of Various Community Buildings for Affordable Housing - Advice (Landmark Chambers, dated 15th May 2019)
- o Accessibility Response Letter (Living Architects, dated 18th June 2020)
- o Response letter to LBRuT Policy Comments
- o Justification for Change of Use of Strathmore Road Site

The following received on 14.07.20

- o Bauder Bicolor Photovoltaics - Green Roof PV System
- o Urban Design Comments Response
- o Additional Design Comments

The following received on 06.08.20

- o Response to Scamps Letter (Harper Planning, dated 05.08.20)
- o Daylight and Sunlight Assessment Revision 2 (Herrington, dated 28.07.20)

The following received on 15.09.20

- o Arboricultural Report - ha/aiams3/20/sc - (ACS Trees, dated 14.09.20)

The following received on 15.09.20

- o Landscape Management and Maintenance Plan - LIV22443 Man Rev A (ACD Environmental, dated 09.06.20)

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

U0120604 NS02: CMS / Logistics Plan

No development shall take place, including any works of demolition, until a Construction Management Statement / Logistics Plan (to include any demolition works) has been submitted to and approved in writing by the Local Planning Authority. The development shall not be implemented other than in accordance with the approved details through the demolition / construction period, unless otherwise previously agreed in writing with the Local Planning Authority. The document shall demonstrate compliance with the guidance found in the Construction Logistics Plan for developers produced by Transport for London and include:

- a) The size, number, routing and manoeuvring tracking of construction vehicles to and from the site, and holding areas for these on/off site;
- b) Site layout plan showing manoeuvring tracks for vehicles accessing the site to allow these to turn and exit in forward gear;
- c) Details and location of parking for site operatives and visitor vehicles (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
- d) Details and location where plant and materials will be loaded and unloaded;
- e) Details and location where plant and materials used in constructing the development will be stored, and the location of skips on the highway if required;
- f) Details of any necessary suspension of pavement, roadspace, bus stops and/or parking bays;
- g) Details where security hoardings (including decorative displays and facilities for public viewing) will be installed, and the maintenance of such;
- h) Details of any wheel washing facilities;
- i) Details of a scheme for recycling/disposing of waste resulting from demolition and construction works (including excavation, location and emptying of skips);
- j) Details of measures that will be applied to control the emission of noise, vibration and dust including working hours. This should follow Best Practice detailed

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within BS5288:2009 Code of Practice for Noise and Vibration Control on Construction and Open Sites;

- k) 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);
- l) Details of the phasing programming and timing of works;
- m) Where applicable, the Construction Management Statement should be written in conjunction with the Arboricultural Method Statement, and in accordance with British Statement 5837:2012 'Trees in relation to design, demolition and construction - recommendations', in particular section 5.5, 6.1, 6.2, 6.3 and 7;
- n) A construction programme including a 24 hour emergency contact number;
- o) See also TfL guidance on Construction Logistics Plans;
- p) Communication strategy for residents and local businesses during demolition and construction.
- q) Non Road Mobile Machinery (NRMM) details, including, confirmation that all NRMM shall meet Stage IIIB emission criteria of Directive 97/68/EC and its subsequent amendments, unless it can be demonstrated that Stage IIIB equipment is not available; that an inventory of all NRMM shall be registered on the NRMM register <https://nrmm.london/user-nrmm/register>; that all NRMM should be regularly serviced and service logs kept on site for inspection; and records shall be kept on site which details proof of emission limits for all equipment.
- r) Detail of phasing - partial occupation whilst work is taking place (and details how this will be undertaken safely)

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

U0120605 NS03: Construction Environmental Managem

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.

U0120606 NS04: Noise and Vibration Construction M

Unless otherwise agreed in writing by the LPA, prior to commencement of the development, a noise and vibration Construction Method Statement (CMS) for the ground works, demolition and construction phases of the development site shall be submitted to and approved in writing by the Council. Details shall include control measures for noise, vibration including working hours. Approved details shall be implemented throughout the project period. The CMS shall follow the Best Practice detailed within BS 5228:2009+A1:2014 Code of Practice for noise and Vibration Control on construction and open sites and BS 6187:2011 Code of practice for full and partial demolition. Further guidance can be obtained from the commercial environmental

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health department. The CMS should include an acoustic report undertaken by a suitably qualified and experienced consultant and include all the information below:

- a) Baseline noise assessment - undertaken for a least 24-hours under representative conditions to determine the pre-existing ambient noise environment.
- b) Noise predictions and the significance of noise effects - Predictions should be included for each phase of the demolition, and construction, vehicle movements and an assessment of the significance of noise effects must be included based on the guidance in BS 5228:2009+A1:2014 Annex E
- c) Piling - Where piling forms part of the construction process, a low noise and vibration method must be utilised wherever possible, and good practice guidelines should be followed e.g. BS 5228:2009+A1:2014.
- d) Vibration Predictions and the significance of vibration effects - Predictions should be included for each phase of demolition, and construction, and an assessment of the significance of vibration effects must be included e.g. as per BS 5228:2009+A1:2014.
- e) Noise and vibration monitoring - Permanent real time web enabled and/or periodic noise and vibration monitoring must be undertaken for the duration of the demolition and construction phases which may result in a significant impact. The location, number of monitoring stations and the measurement data must be agreed with the LPA prior to the start of construction.
- f) Community engagement - The steps that will be taken to notify and update residents and businesses that may be affected by the construction of the proposed development.

REASON: In order to safeguard the amenities of neighbouring residents.

U0120607 NS05: Dust Management Plan

Unless otherwise agreed in writing by the Local Planning Authority, prior to commencement of the development hereby approved, a Dust Management Plan for the ground works, demolition and construction phases shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be implemented other than in accordance with the approved scheme. The dust management plan shall include:

- a. Demonstrate compliance with the guidance found in the control of dust and emissions from construction and demolition Best Practice produced by the Greater London Authority
(GLA)http://static.london.gov.uk/mayor/environment/air_quality/docs/construction-dust-pg.pdf
- b. A risk assessment of dust generation for each phase of the demolition and construction. The assessment and identified controls must include the principles of prevention, suppression and containment and follow the format detailed in the guidance above. The outcome of the assessment must be fully implemented for the duration of the construction and demolition phase of the proposed development and include dust monitoring where appropriate.
- c. Where the outcome of the risk assessment indicates that monitoring is necessary, a monitoring protocol including information on monitoring locations, frequency of data collection and how the data will be reported to the Local Planning Authority;
- d. details of dust generating operations and the subsequent management and mitigation of dust demonstrating full best practicable means compliance and covering construction activities, materials storage, on and off-site haul routes, operational control, demolition, and exhaust emissions; and
- e. where a breach of the dust trigger level may occur a response procedure should be detailed including measures to prevent repeat incidence

REASON: In order to safeguard the amenities of neighbouring residents

U0120608 NS06: Sustainable Drainage System

Unless otherwise agreed in writing by the Local Planning Authority, no development shall take place until a scheme to dispose of surface water (and the timing for

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implementation) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall not be implemented other than in accordance with the approved scheme, and retained as approved, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interest of sustainable construction, to avoid excessive surface water runoff and to ensure that the surface water drainage system does not pollute the ground water below the site.

U0120609 NS07: Green wall (residential)

Unless otherwise agreed in writing by the Local Planning Authority, prior to the commencement of development hereby approved, details of the green wall shall be submitted to and approved in writing by the Local Planning Authority such details to include:

- o Location
- o Specifications (including how it will fit with the remainder of the site landscaping);
- o Maintenance;
- o Implementation;

The development shall not be implemented other than in accordance with the approved details and implemented in full prior to occupation of the development hereby approved.

REASON: To protect/safeguard the amenities of the locality and nature conservation interests

U0120610 NS08: Green / Brown Roof (all uses)

Unless otherwise agreed in writing by the Local Planning Authority, prior to the commencement of development hereby permitted, details of the biodiverse green (not sedum) / brown roof (as shown on drawing number LIV22443-11C Rev C, unless otherwise agreed in writing by the LPA), 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.
- f. How the green roof will be integrated with the PV provision, as shown on drawing number 1003 / OD203 rev K

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

U0120611 NS09: Specified Details Req'd (all uses)

Unless otherwise agreed in writing by the Local Planning Authority, the development hereby approved shall not be carried out other than in accordance with detailed drawings (scale of not less than 1:20) and samples as applicable; that shall have been previously submitted and approved in writing by the local planning authority. The details shall show:

- a) Fenestration and section through façade treatment (to show reveal depth)
- b) Section through roof of residential blocks
- c) Roof plant
- d) Roof boundary treatment (where applicable)
- e) Fencing / gates

REASON: To ensure that the proposed development is in keeping with the existing building(s), off-site heritage assets, does not prejudice the appearance of the locality and in the interests of highway and pedestrian safety.

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U0120612 NS10: Hard and Soft Landscaping Works

a. Before constructing any new hard or soft landscape as described in the application the full details of both hard and soft landscaping works must be submitted to and approved in writing by the local planning authority. These details shall include proposed finished levels or contours; other vehicle and pedestrian access and circulation areas; hard surfacing materials (that should be permeable); play equipment; hard surface construction and drainage; proposed and existing utility services above and below ground (e.g. drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc); a program or timetable of the proposed works.

b. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); detailing the quantity, density, size, species, position and the proposed time or programme of planting of all shrubs, hedges, grasses etc, together with an indication of how they integrate with the proposal in the long term with regard to their mature size and anticipated routine maintenance. All tree, shrub and hedge planting included within that specification shall be carried out in accordance with BS 3936:1986 (parts 1, 1992, Nursery Stock, Specification for trees and shrubs, and 4, 1984, Specification for forest trees); BS 4043: 1989, Transplanting root-balled trees; and BS 4428:1989, Code of practice for general landscape operations (excluding hard surfaces).

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

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

U0120613 NS11: 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

U0120614 NS12: Site Monitoring Procedures

Prior to the commencement of development, a scheme for Site Monitoring and Recording shall be submitted to and approved in writing by the Local Planning Authority. This shall detail:

(A) Confirmation of the appointment of a retained Arboricultural consultant to conduct an auditable system of site supervision and monitoring and provide reports to the Local Authority Tree Officer.

(B) Details of the Arboricultural consultant, site manager, other key personnel with their key responsibilities and contact details.

(C) Details of induction procedures for all personnel in relation to Arboricultural matters.

(D) Timetable of events concerning the approved tree protection plans, including; initial implementation of the protective measures, the final removal of the protective measures and any incursion/alterations to accommodate site specific construction/demolition procedures as approved in the Arboricultural Method Statement and the level of supervision required.

(E) Procedures for dealing with variations or non-approved incursions into the construction exclusion zones as detailed in the approved Arboricultural Method Statement.

(F) Details when site monitoring will take place with the local Tree Officer either by site meetings or by some other pre-arranged agreement.

(G) Post development assessment of the retained and planted trees and any necessary remedial action.

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(H) Record sheets of supervision, must be submitted to the Local Planning Authority within 48hrs of site visits.

REASON: To ensure that the retained trees are not damaged or otherwise adversely affected by the building operations

U0120615 NS13: Tree Planting Scheme Required

1. Prior to the occupation of the development hereby approved, a tree planting scheme shall be submitted to and approved in writing by the local planning authority. This scheme shall be written in accordance with the British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations (sections 5.6) and BS 8545:2014 Trees: from nursery to independence in the landscape.

Recommendations, and include:

- A) Details of the quantity, size, species, and position,
- B) Details of below ground rooting environment provided including cellular soil system
- C) Details of the soils incorporated into the cellular system including volume and grade and connectivity with existing available soil volumes
- D) Planting methodology
- E) Proposed time of planting (season)
- F) 5 year maintenance and management programme.

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

REASON: To safeguard the appearance of the locality.

U0120616 NS14: Arb Method Statement & TPP

Unless otherwise agreed in writing by the Local Planning Authority, the development shall not be implemented other than in strict accordance with the approved Arboricultural Report (ha/aiams3/20/sc - ACS Trees, dated 14.09.20) and Tree Protection Plan (TPP1_SC - Rev B).

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

U0120617 NS15: Ecological Enhancements

a. Prior to the commencement of the development hereby approved, an ecological enhancement scheme in accordance with the ACD Environmental Preliminary Ecological Appraisal (Rev B - dated 10.06.2020) shall be submitted to and approved in writing by the Local Planning Authority, to include (but not limited to) the following wildlife enhancements:

- o 2 x integrated bird boxes
- o 2 x integrated bat boxes
- o Stag Beetle loggery and/or invertebrate hotel/towers
- o Log piles
- o Compost bins
- o All fence lines to include hedgehog/mammal passes

b. Details of the above enhancements to include location, aspect, height, construction method (where applicable) and maintenance and timetable for implementation.

c. The development hereby approved shall not be occupied other than in accordance with the approved scheme.

REASON: To preserve and enhance nature conservation interest in the area.

U0120618 NS16: Noise Protection - Residential

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1. Unless otherwise agreed in writing with the Local Planning Authority, no development shall commence until an Acoustic Report has been submitted to and approved in writing with the Local Planning Authority, to include the following details:
 - a. Specification details for the building façade, glazing and ventilation elements to demonstrate that the building/s have been constructed so as to provide sound attenuation against externally generated noise sources including road, rail, aircraft and other land uses, so as to achieve the internal ambient noise levels detailed in Table 1 below. The measured or calculated noise levels shall be determined in accordance with the latest British Standard 8233:2014 Guidance on sound insulation and noise reduction for buildings. Internal noise levels should be achieved with windows open for rapid ventilation purposes. Where this cannot be achieved alternative means of ventilation and cooling will be required. Where whole house ventilation is provided then acoustically treated inlets and outlets should ideally be located away from the façade(s) most exposed to noise (and any local sources of air pollution).

Table 1: Internal Ambient Noise Levels for Dwellings

Situation	Location	07:00 - 23:00 hrs.	23:00 - 07:00 hrs.
Resting	Living room	35 dB LAeq, 16 hour	-
Dining	Dining room/area	40 dB LAeq, 16 hour	-
Sleeping (daytime resting)	Bedroom	35 dB LAeq, 16 hour	30 dB LAeq, 8 hour
Sleeping (several times in any one hour)	Bedroom	-	45 dB LAMax

- b. Specification details demonstrating that the design and layout of the development is constructed so as to protect amenity spaces (including gardens, balconies and terraces) against externally generated transportation noise sources including road, rail and aircraft (and other land uses), so as to achieve 50dB(A) LAeq, 16 hours with a maximum limit of 55dB(A) LAeq, 16hour.

2. The development shall not be implemented other than in accordance with the approved scheme, which shall be implemented in full prior to the occupation of the residential development.

3. Prior to occupation of the residential development, a commissioning acoustic test and report of a representative number of residential properties shall be undertaken in order to demonstrate that the requirements of this condition has been achieved. The results of the test shall be submitted to and approved in writing by the LPA.

4. Where further mitigation is required, prior to occupation of the residential development, details of such shall be submitted to and approved in writing by the Local Planning Authority with the corresponding commissioning acoustic test and report and implemented in full and retained as approved.

REASON: In order to safeguard the amenities of neighbouring and future residents and to address the Agent of Change principle.

U0120619 NS17: Environment Agency Condition

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 the developer has submitted and obtained written approval from the Local Planning Authority for a remediation strategy detailing how this contamination will be dealt with. The remediation strategy shall be implemented as approved verified and reported to the satisfaction of the Local Planning Authority.

REASON: 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.

U0120620 NS18: BREEAM - D1 / E(f) nursery

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Unless otherwise agreed in writing by the Local Planning Authority, the D1 / E(f) nursery building 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.

U0120621 NS19: Parking spaces for specified uses

a. Prior to occupation of the development hereby approved, all the parking spaces, as indicated on Drawing No. 1003 / OD200 Rev N and in the table below, shall be clearly marked out on site and thereafter retained.

Development Number of vehicular parking spaces

Total

Residential o 30 parking bays (including 3 disabled bays)
 o Unassigned - 3 bays and 1 car club bay

30 + 1 car club bay

D1 nursery o 2 staff parking bays (including 1 disabled bay)
 o 2 drop off bays (plus 2 additional bays within the vehicle turning head)

6

REASON: To ensure that the proposed development does not prejudice the free flow of traffic, the conditions of general safety along the neighbouring highway or the amenities of the area.

U0120622 NS20: Electric Vehicle Charging -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.

U0120623 NS21: Cycle Storage (all uses)

1. Unless otherwise agreed in writing by the Local Planning Authority, the number of cycle storage spaces for the development shall be as set out below:

Development	Number of cycle parking spaces	Total
Residential	Long stay: 54	56
	Short stay: 2	
D1 nursery	Long stay: 4 1 x buggy store	4 + buggy store

2. Prior to occupation of the development hereby approved, a scheme showing the cycle parking facilities (and access thereto) shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented. Such drawings to show:

- Compliance with London Plan cycle parking requirements
- Compliance with the London Cycling Design Standards - to be sheltered and secure
- Position, design, materials and finishes thereof.

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3. The Development shall not be implemented other than in accordance with the approved scheme

REASON: To accord with this Council's policy to discourage the use of the car wherever possible

U0120624 Refuse storage residential

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.

U0120625 Restriction-Alterations/extn Residential

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order) no external alterations or extensions shall be carried out to the building(s) hereby approved.

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

U0120626 NS22: External Illumination-all uses

No external illumination shall be installed, other than in accordance with details which shall previously be submitted to and approved in writing by the Local Planning Authority and thereafter constructed in accordance with these details. Such details to include:

- a. locations of external lighting
- b. specifications
- c. lux plan (vertical as well as horizontal)
- d. spectrum of proposed lighting prior to implementation.
- e. Timings
- f. Measures to reduce spillage
- g. Phasing and implementation programme

REASON: To protect/safeguard the amenities of the locality and nature conservation interests

U0120627 NS23: Restriction on use of roof-all use

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order) no part(s) of the roof of the building(s) hereby approved shall be used as a balcony or terrace nor shall any access be formed thereto.

REASON: To safeguard the amenities of the occupiers of adjoining property.

U0120628 NS24: Windows - privacy

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order), the west facing bathroom and living room windows of Unit 29 (second floor) and the west facing living room, kitchen and bathroom windows of Unit 27 (first floor) shall not be installed other than with obscure glazing up to a height of 1.75m, and retained thereafter, unless agreed in writing by the Local Planning Authority.

REASON: To mitigate the effect of the development on the living conditions of the occupiers of adjoining property.

U0120629 NS25: Balconies / Terraces

Unless otherwise agreed in writing by the Local Planning Authority, prior to the occupation of the residential development, details of screening to the external balconies and terraces (notably the west facing first and second floor units of Block A) shall be submitted to and approved in writing by the Local Planning Authority. The development

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shall be implemented as approved and retained thereafter, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To safeguard the amenities of residential occupiers of the development and neighbours

U0120630 NS26: Mechanical Services Noise Control

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 on adequate proprietary anti-vibration mounts so as to ensure that vibration amplitudes which causes re-radiated noise do 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 and to prevent the structural transmission of vibration and regenerated noise within adjacent or adjoining premises, and these shall be so maintained thereafter.

d) A commissioning acoustic test and report shall be undertaken within 2 weeks of mechanical services commissioning, in order to demonstrate that the requirements of parts (a) and (b) above have been achieved. The results of the test shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In order to safeguard the amenities of neighbouring residents.

U0120631 NS27: Parking for specified uses (Res)

Unless otherwise agreed in writing;

a. The resident parking bays, as indicated as bays 1 - 30 on Drawing No. 1003 / OD200 Rev N, shall not be used for any purpose other than for the parking of private motor vehicles by residents of the development

b. The car club bay, as indicated on Drawing No. 1003 / OD200 Rev N, shall not be used for any purpose other than for a car club parking bay

REASON: To ensure that the proposed development does not prejudice the free flow of traffic, the conditions of general safety along the neighbouring highway or the amenities of the area.

U0120632 NS28: PV Panels

1. Prior to the occupation of the residential development hereby approved, a scheme for the PV to the residential blocks (as shown on drawing number 1003 / OD203 rev K unless otherwise agreed in writing by the LPA) shall be submitted to and approved in writing by the Local Planning Authority, such details to include:

a) Siting

b) gradient

c) number of PV panels

d) how the PV are to be integrated with the green roof (as shown on LIV22443-11C Rev C)

2. Prior to occupation, the PV panels shall be implemented as approved and thereafter maintained.

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

U0120633 NS29: Cycle shelters (Residential)

The cycle shelters as shown on 1003 / OD200-RevN shall not be used for any purpose other than the storage of bicycles, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To accord with this Council's policy to discourage the use of the car wherever possible

U0120634 NS30: Building Regulation M4(2)

The ground floor units 1, 2, 7, 8 13, 25, 30 hereby approved shall not be constructed other than in accordance with Building Regulation M4(2).

REASON: In the interest of inclusive access in accordance with Policies CP14 and LP35 to ensure homes to meet diverse and changing needs.

U0120635 NS31: Building Reg M4(3) (Wheelchair)

The ground floor units 18, 19 and 24 hereby approved shall not be constructed other than in accordance with Building Regulation M4(3) (wheelchair) 'adaptable' unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interest of inclusive access in accordance with Policy LP35 to ensure homes to meet diverse and changing needs.

U0120636 NS32-Car Park Management Plan

No occupation shall take place until a car park management plan has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied other than in accordance with the approved scheme.

REASON: To ensure a safe and convenient form of development and to safeguard the amenities of the area generally.

U0120637 NS33 - Development Phasing

Prior to the commencement of development, a phasing plan for the whole development (including indicative timings and detailing the delivery of the affordable housing and nursery building) shall be submitted to and approved in writing by the Local Planning Authority.

The development shall not be implemented other than in accordance with the approved phasing plan, unless otherwise previously agreed in writing with the local planning authority.

REASON: To accord with the terms of the application and to ensure the appropriate delivery of the social infrastructure hereby approved.

U0120638 DV30: Refuse Storage (Nursery)

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.

U0120639 GD02A: Restriction-Alterat's/extn (Nurs)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order)

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no external alterations or extensions shall be carried out to the building(s) hereby approved.

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

U0120640 DV40B - Travel Plan (Nursery)

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 use commencing, a new 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.

U0120641 NS34: Delivery & Servicing Plan-Nursery

Prior to the occupation of the nursery and childcare facility, a delivery and servicing management plan for the nursery and childcare facility shall be submitted to and agreed in writing by the Local Planning Authority. The development shall not be implemented other than 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.

U0120642 NS35: External Illumination (Nursery)

No external illumination shall be installed, other than in accordance with details which shall previously be submitted to and approved in writing by the Local Planning Authority and thereafter constructed in accordance with these details. Such details to include:

- a) locations of external lighting
- b) specifications
- c) lux plan (vertical as well as horizontal)
- d) spectrum of proposed lighting prior to implementation.
- e) Timings
- f) Measures to reduce spillage
- g) Phasing and implementation programme

REASON: To protect/safeguard the amenities of the locality and nature conservation interests

U0120643 NS36: Nursery Noise Management Plan

A. Prior to the first use of the outdoor play area of the nursery development hereby approved, a Noise Management Plan shall be submitted to and approved in writing by the Local Planning Authority setting out how the management of the outdoor spaces shall be undertaken to minimise the noise impact upon neighbouring residents. The Noise Management Plan shall thereafter be implemented as approved, unless otherwise agreed in writing by the Local Planning Authority.

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B. Prior to the first use of the outdoor play area of the nursery development, details of any outdoor play equipment shall be submitted to and approved in writing by the Local Planning Authority, implemented as approved and thereafter retained as approved, unless otherwise previously agreed in writing with the local planning authority

REASON: To ensure the development does not result in unacceptable noise and disturbance to surrounding occupants and to protect residential amenity.

U0120644 NS37: Odour-Kitchen extraction (Nursery)

(A) Prior to the installation of any fixed kitchen extraction system/s, a scheme detailing the extraction system/s shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall apply the risk assessment approach outlined within the Councils SPG Planning Guidance for Food and Drink Establishments and the odour abatement measures corresponding to the outcome of the risk assessment shall be installed.

(B) Any equipment, plant or process approved pursuant to such details shall be installed in accordance with the approved scheme prior to the first use of the equipment and shall be operated and retained in accordance with the approved details and operated in accordance with manufacturer's instructions.

REASON: In order to safeguard the amenities of neighbours and future occupiers of the development.

U0120645 NS38: Mechanical Services Noise (Nurs)

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 on adequate proprietary anti-vibration mounts so as to ensure that vibration amplitudes which causes re-radiated noise do 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 and to prevent the structural transmission of vibration and regenerated noise within adjacent or adjoining premises, and these shall be so maintained thereafter.

d) A commissioning acoustic test and report shall be undertaken within 2 weeks of mechanical services commissioning, in order to demonstrate that the requirements of parts (a) and (b) above have been achieved. The results of the test shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In order to safeguard the amenities of neighbouring residents.

U0120646 NS39: D1/E(f) use -Pupil Numbers & H'rs

1. Unless otherwise agreed in writing by the Local Planning Authority, the D1 / E(f) use hereby approved shall not be occupied other than as a nursery and childcare facility and shall have no more than the following registered and non-registered pupils at any one time:

- a. Registered (0-8 years) - no more than 68 pupils;
- b. Non-registered (8 + years) - no more than 32 pupils

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2. Unless otherwise agreed in writing by the Local Planning Authority, no more than 68 pupils shall be permitted on the premises at any one time.

3. Unless otherwise agreed in writing by the Local Planning Authority, the D1 / E(f) use hereby permitted shall not be open for business outside the hours of 06:00 - 21:00 Monday to Friday.

REASON: To accord with the terms of the application, to preserve the Borough's stock of social infrastructure space, to ensure the development does not prejudice the free flow of traffic and highway safety and to protect existing residential amenities.

U0120647 NS40:D1 unit-Restrict'n on change of use

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order), the nursery shall not be used other than a nursery within the D1 Use Class or E(f) Use Class and no change of use to an alternative use shall be carried out without prior written consent from the Local Planning Authority.

REASON: To accord with terms of the application and to preserve the Borough's stock of social infrastructure space and to ensure the development does not raise highway and amenity concerns.

U0120648 NS41: Restrict'n on use of roof (Nurs)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order) no part(s) of the roof of the building(s) hereby approved shall be used as a balcony or terrace nor shall any access be formed thereto.

REASON: To safeguard the amenities of the occupiers of adjoining property.

U0120649 NS42: Advertisements (Nursery)

Notwithstanding the provisions of The Town and Country Planning (Control of Advertisements) (England) Regulations no advertisements shall be displayed without the prior written consent from the Local Planning Authority.

REASON: To safeguard the visual amenities and public safety the site and area in general.

U0120650 NS43: Parking spaces (Nursery)

a. The 'drop off bays' as indicated on Drawing No. 1003 / OD200 Rev N shall not be used for any purpose other than for the drop off and collection of pupils from the D1 / E(f) use hereby approved.

b. The disabled bay adjacent to the nursery (as indicated on Drawing No. 1003 / OD200 Rev N) shall not be used for any purpose other than a disabled bay for the D1 / E(f) use hereby approved.

REASON: To ensure that the proposed development does not prejudice the free flow of traffic, the conditions of general safety along the neighbouring highway or the amenities of the area.

U0120651 NS44: Cycle and buggy storage (Nursery)

The cycle storage and buggy store as shown on 1003 OD103-RevB shall not be used for any purpose other than the storage of bicycles and buggies, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To accord with this Council's policy to discourage the use of the car wherever possible

U0120652 NS45: Restriction on Weekend Use (Nurs)

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No weekend use of the nursery site for D1 (or E(f)) or any other ancillary uses shall take place unless previously agreed in writing by the Local Planning Authority.

REASON: To accord with the terms of the application, to ensure the development does not prejudice the free flow of traffic and highway safety and to protect existing residential amenities.

U0120653 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

U0120654 Fire safety

a) The development must be carried out in accordance with the provisions of the Strathmore Centre London Plan Fire Safety Statement V02 prepared by calfordseaden ref 12579BB dated 18 February 2022 unless otherwise approved in writing by the Local Planning Authority; and

b) Prior to the commencement of above ground works, a Fire Statement in the form of an independent fire strategy produced by a third party suitably qualified assessor shall be submitted to and approved in writing by the Local Planning Authority. The statement should detail how the development proposal will function in respect of the buildings construction: methods, products and materials used, including manufacturers details. The development shall be implemented in accordance with the approved Fire Statement.

REASON: To ensure that the development incorporates the necessary fire safety measures in accordance with the Mayor's London Plan Policy D12.

DETAILED INFORMATIVES

U0048771 IL01: 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.

U0048772 IL02: NPPF APPROVAL - Para 186 and 187

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In accordance with paragraphs 186 and 187 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
- 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 amended following negotiations with the Council, and 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

U0048773 IL03: Principal Policies

Where relevant, the following have been taken into account in the consideration of this proposal (full list of all policies and guidance contained within the Committee Report): -

- o National Planning Policy Framework (NPPF)
- o London Plan
- o Draft London Plan
- o Local Plan (2018)
- o Supplementary Planning Documents/Guidance: Refer to Report for full details.

U0048774 IL04: S106 Agreement

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

U0048775 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.

U0048776 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.

U0048777 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.

U0048778 IL08: Thames Water Surface Water Informa

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>

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U0048779 IL09: Thames Water Assets Informative

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: 08000093921 (Monday to Friday, 8am to 5pm)

Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

U0048780 IL10: Thames Water Waste Informative

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.

U0048781 IL11: Thames Water Informative

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.

U0048782 IL12: Environment Agency Waste Informati

The CLAIRE Definition of Waste: Development Industry Code of Practice (version 2) provides operators with a framework for determining whether or not excavated material arising from site during remediation and/or land development works are waste or have ceased to be waste.

Under the Code of Practice:

- o excavated materials that are recovered via a treatment operation can be reused on-site providing they are treated to a standard such that they fit for purpose and unlikely to cause pollution
- o treated materials can be transferred between sites as part of a hub and cluster project
- o some naturally occurring clean material can be transferred directly between sites.

Please note that any surface or fly-tipped waste materials should be removed to suitable permitted sites as part of any site clearance/preparation works.

U0048783 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.

DRAFT

U0048786 IL14: Nursery - weekend use

With reference to the 'Restriction on Weekend Use' condition, for the avoidance of doubt, planning permission is required prior to any weekend use of the nursery site for which details of the use in addition to a Transport Assessment, Parking Survey and Noise Assessment may be required to determine the impact of weekend use on local highway conditions and neighbour amenity.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION
20/0539/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