

Environment Directorate / Development Management

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Clive Chapman Architects
4 Eel Pie Island
Twickenham
TW1 3DY

Letter Printed 23 June 2022

FOR DECISION DATED
23 June 2022

Dear Sir/Madam

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

Application: 21/2533/FUL
Your ref:
Our ref: DC/GRE/21/2533/FUL/FUL
Applicant: LBRuT
Agent: Clive Chapman Architects

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

Elleray Hall Site North Lane Depot And East Car Park Middle Lane Teddington

for

Provision of new community centre on existing North Lane Depot, East Car Park site, together with demolition of existing community centre and provision of affordable housing on existing Elleray Hall site.

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. Armitage'.

Robert Angus
Head of Development Management

SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 21/2533/FUL

APPLICANT NAME

LBRuT
44 York Street
Twickenham
TW1 3BZ

AGENT NAME

Clive Chapman Architects
4 Eel Pie Island
Twickenham
TW1 3DY

SITE

Elleray Hall Site North Lane Depot And East Car Park Middle Lane Teddington

PROPOSAL

Provision of new community centre on existing North Lane Depot, East Car Park site, together with demolition of existing community centre and provision of affordable housing on existing Elleray Hall site.

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

| | |
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| U0130610 | NS61: Materials to be approved (Resident |
| U0130611 | NS62: Specified Details Required (Reside |
| U0130612 | NS63: PV Panels (Residential) |
| U0130613 | NS64: Secure by Design (Residential) |
| U0130614 | NS65: Water consumption |
| U0130615 | NS66: Building regulation M4(3) |
| U0130616 | Communal Garden |
| U0130617 | NS67: Window (Residential) |
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| U0130619 | NS69: Ecological Enhancements (Residenti |
| U0130620 | NS70: Tree Planting (Residential) |
| U0130621 | NS71: Urban Greening Factor (residential |
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| U0130623 | NS73: Air Quality (Residential) |
| U0130624 | NS74: Energy Reduction (Residential) |
| U0130625 | NS75: Flood Risk |
| U0130626 | NS76: Sustainable Urban Drainage Strateg |
| U0130627 | NS77: Vehicle parking |
| U0130628 | NS78: Cycle parking |
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| U0130630 | Additional Condition 1 |
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| U0130632 | Condition NS80: Phasing of development |
| U0130633 | NS81: HoTs for Elleray Hall site |
| U0130634 | Condition NS82: Sale of the land |
| U0130635 | NS83: Highway works for community hall |
| U0130636 | Condition NS84: Community Travel Plan |
| U0130637 | NS85: Community Hall zero carbon |
| U0130638 | NS86 Arrangements prior to construction |
| U0130639 | NS87 Delivery of affordable housing |
| U0130550 | AT01: Development begun within 3 years |
| U0130551 | NS01: Approved Drawings |
| U0130552 | NS02: Restriction-Alterations/extn |
| U0130553 | NS03: Restriction on use of roof |
| U0130554 | NS04: Vegetation Removal |
| U0130555 | NS05: Mechanical Services Noise Control |
| U0130556 | NS06: External Illumination |
| U0130557 | NS07: Water contamination |
| U0130558 | NS08: Surface water drainage |

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| U0130559 | NS09: Piling |
| U0130560 | NS10: CMS / Logistics Plan (com. centre) |
| U0130561 | NS11: Dust Management Plan (Com Centre) |
| U0130562 | NS12: Ecological CMP (CC) |
| U0130563 | NS13: AMS and Tree Protection (CC) |
| U0130564 | NS14: Contaminated land (Com Centre) |
| U0130565 | NS16: Contaminated land method (Comm cen |
| U0130566 | NS17: Archaeology (Community Centre) |
| U0130567 | NS18: Public Engagement (Comm Centre) |
| U0130568 | NS19: Refuse Storage (comm centre) |
| U0130569 | NS20: Brick Panels (Comm Centre) |
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| U0130572 | NS23: PV Panels (Community Centre) |
| U0130573 | NS24: Secure by Design (Community Centre |
| U0130574 | NS25: Restriction on change of use |
| U0130575 | NS26: Hours of Use |
| U0130576 | NS27: Outdoor garden area |
| U0130577 | NS28: Noise insulation |
| U0130578 | NS29: Noise limiter |
| U0130579 | NS30: Noise Management Plan |
| U0130580 | NS31: Noise Control Community garden |
| U0130581 | NS32: Amplified Music |
| U0130582 | NS33: Window obscure glazed and non-open |
| U0130583 | NS34: Landscaping (Comm Centre) |
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| U0130586 | NS37: Tree Planting (Community Centre) |
| U0130587 | NS38: Urban Greening Factor (comm centre |
| U0130588 | NS39: Air Quality (Community Centre) |
| U0130589 | NS40: BREEAM |
| U0130590 | NS41: Energy Reduction (Community Centre |
| U0130591 | NS42: Flood Risk |
| U0130592 | NS43: Sustainable Urban Drainage (Commu |
| U0130593 | NS44: Servicing and delivery plan |
| U0130594 | NS45: Vehicle parking |
| U0130595 | NS46: Electric vehicle charging points |
| U0130596 | NS47: Cycle parking |
| U0130597 | NS48: Fire safety |
| U0130598 | NS49: Historic Building Recording condit |
| U0130599 | NS50: Archaeology (Residential) |
| U0130600 | NS51: Public Engagement (residential) |
| U0130601 | NS52: Photographic record |
| U0130602 | NS53: CMS / Logistics Plan (Residential) |
| U0130603 | NS54: Dust Management Plan (Residential) |
| U0130604 | NS55: Ecological Construction Management |
| U0130605 | NS56: AMS and Tree Protection Plan (Res) |
| U0130606 | NS57: Contaminated land (Residential) |
| U0130607 | NS58: Contaminated land method statement |
| U0130608 | NS59: Refuse Storage |
| U0130609 | NS60: Sample Panels of Brickwork (Res) |

INFORMATIVES

| | |
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| U0064808 | IL01 Reason for granting |
| U0064809 | IL02 NPPF APPROVAL |
| U0064810 | IL03 Principal Policies |
| U0064811 | IL04 Advertisements |
| U0064812 | IL05 Thames Water Informative |
| U0064813 | IL06 Section 106 agreement |

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| U0064814 | IL07 CIL Liable |
| U0064815 | IL08 Damage to the public highway |
| U0064816 | IL9 Noise Control Building Sites |
| U0064817 | IL10 Archaeology |
| U0064818 | IL11 Environment Agency |
| U0064819 | IL12 Highways works |
| U0064830 | IL13 Affordable housing site HOTS |
| U0064831 | IL14 Community Hall site heads of term |

DETAILED CONDITIONS AND INFORMATIVES

DETAILED CONDITIONS

U0130610 NS61: Materials to be approved (Resident

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

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

U0130611 NS62: Specified Details Required (Reside

The residential 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 development shall be carried out only in accordance with the approved details, which shall be insitu in full prior to the first occupation of the development and shall be retained as approved for the lifetime of the development. The details shall show:

- a) Fenestration and section through façade treatment (to show reveal depth)
- b) Gates
- c) Railings
- d) Acoustic fence (and technical details)
- e) Any roof plant and enclosure

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, and to protect the amenities of nearby residents from the development causing unacceptable visual and overlooking impact and noise disturbance"

U0130612 NS63: PV Panels (Residential)

Prior to the occupation of the residential development hereby approved, details of the siting, gradient, and number of PV panels to be installed on the residential development shall be submitted to and approved in writing by the Local Planning Authority; and implemented as approved and thereafter maintained.

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.

U0130613 NS64: Secure by Design (Residential)

The residential development hereby approved shall achieve 'Secured by Design' accreditation awarded by the Design-Out Crime Officer from the Metropolitan Police Service on behalf of the Association of Chief Police Officers (ACPO). Evidence of such accreditation to be submitted and approved in writing by the Local Planning Authority prior to occupation.

REASON: to promote the wellbeing of the area and to ensure the development provides a safe and secure environment.

U0130614 NS65: 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.

U0130615 NS66: Building regulation M4(3)

Two ground floor 1B2P units within the residential development hereby approved shall not be constructed other than in accordance with Building Regulation M4(3). All remaining ground floor residential units shall meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings.

REASON: In the interest of inclusive access in accordance with Council's policy to ensure homes meet diverse and changing needs.

U0130616 Communal Garden

Prior to the occupation of the residential development hereby approved, details of access and maintenance of the communal garden shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interest of inclusive access in accordance with Council's policy.

U0130617 NS67: Window (Residential)

The proposed ground and first floor window(s) shown to be obscurely glazed on drawing ERH02 shall at no time be openable or glazed, otherwise than in obscured glass. All windows in the east / south east elevation at first floor level (except those in the angular bays), shall be obscure glazed and fixed shut below 1.75m from Finish Floor level, and thereafter retained as such.

REASON: To ensure that the proposed development does not prejudice the amenities of adjoining occupiers.

U0130618 NS68: Landscaping Required (Residential)

A. No part of the residential development shall be occupied 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; other vehicle and pedestrian access and circulation areas; hard surfacing materials.

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 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. 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

D. Any planting carried out as part of the approved details and which dies or is removed within the first five years shall be replaced in the next available planting season with a similar size and species to be agreed in writing by the Local Planning Authority.

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

U0130619 NS69: Ecological Enhancements (Residenti

Prior to the commencement of development of the residential development hereby approved, an ecological enhancement plan to demonstrate biodiversity net gain shall be submitted to and approved in writing by the Local Planning Authority and be implemented in accordance with these details and thereafter retained as approved. The details shall include, but not be limited to:

- o All bird and bat bricks to be inbuilt into the fabric of the building/s
- o Hedgehog gaps to be included within all walls and fences
- o All species to be native or wildlife friendly - The species to include native wildlife friendly species, it is recommended an alternative species to *Prunus spinosa* is proposed for the private gardens
- o Proposed maintenance responsibilities

Reason: To enhance nature conservation interest.

U0130620 NS70: Tree Planting (Residential)

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

- a) Details of the quantity, size, species, and position.
- b) Planting specification and methodology including soil volume calculations and incorporating root deflection measures (Where necessary)
- c) Proposed time of planting (season)
- d) 5-year maintenance and management programme.

2) The development shall only be implemented in accordance with the approved scheme.

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

REASON: To safeguard the appearance of the locality.

U0130621 NS71: Urban Greening Factor (residential)

The residential development hereby approved shall not be occupied until a scheme has been submitted to and approved in writing by the Local Planning Authority to demonstrate the residential development site has achieved 0.4 Urban Greening Factor.

REASON: To ensure the development meets the greening and biodiversity aspirations of the Local and London Plan.

U0130622 NS72: Green roof

Prior to the commencement of development of the residential building, details of biodiverse green roof shall be submitted to and approved in writing by the Local Planning Authority such details to include:

- a) Detailed section (min depth 80mm)
- b) Specifications
- c) Planting bed dimensions
- d) Species mix (should focus on wildflower planting with no more than max 25% sedum coverage)
- e) How levels of light, moisture, aeration, and nutrients will be achieved
- f) Maintenance
- g) Implementation.

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

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

U0130623 NS73: Air Quality (Residential)

1. The residential development hereby approved shall not be implemented or operated other than in accordance with the Air Quality Assessment C01 and shall achieve Air Quality Neutral.
2. Prior to the commencement of development, excluding site clearance and demolition works, of the residential development, an Emissions Control Scheme (ECS) shall be submitted to and approved in writing by the Local Planning Authority, which shall set out details as to control and minimise emissions of pollutants from and attributable to the development and setting out measures to ensure that the direct and indirect emissions of air pollutants resulting from the development are minimised. The development shall not be implemented or occupied other than in accordance with the approved scheme.
3. Prior to the first occupation of the residential development details of the installed boilers shall be submitted to and approved in writing by the Local Planning Authority and shall thereafter be implemented as approved. This shall include
 - c) NO_x emission rates in g/kWh for comparison against the ultra-low NO_x emission limits in the Borough's Air Quality Supplementary Planning Guidance
 - d) Details of the servicing and maintenance of the boiler and any pollution control system.

REASON: To minimise the risk to poor air quality

U0130624 NS74: Energy Reduction (Residential)

1. The residential development hereby approved shall achieve not less than 35% reduction in Carbon dioxide emissions beyond Building Regulations requirements (2013).
2. Prior to the first occupation of the residential site, a scheme shall be submitted to and approved in writing by the Local Planning Authority to detail 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.

U0130625 NS75: Flood Risk

- 1) Unless otherwise agreed in writing by the Local Planning Authority, the residential development shall not be carried out other than in accordance with the Flood Risk Assessment and Drainage Assessment prepared by McBain's dated June 2021 and specifically the Mitigation Measures set out in the above report.
- 2) Prior to first occupation of the residential development, the mitigation measures referred to in part (1) shall be fully implemented and maintained thereafter.
- 3) Prior to the occupation of the residential development hereby approved, a Flood Emergency Plan shall be submitted to and approved in writing by the Local Planning Authority, implemented in full and retained thereafter. No part of the development shall be occupied other than in accordance with the approved Flood Emergency Plan.

REASON: To reduce the risk of flooding to the development and occupant

U0130626 NS76: Sustainable Urban Drainage Strateg

1. Prior to commencement of groundworks on the residential development site (excluding site investigations and demolition) the following shall be submitted to and approved in writing by the Local Planning Authority:
 - a) A final detailed drainage design including drawings and supporting calculations that demonstrates the greenfield run off rates (1 l/s per outlet) have been achieved.

- b) Detailed drawings showing location of water butts, hydro planters, rain-gardens, and permeable paving within the drainage layout drawings.
- c) A detailed management plan confirming routine maintenance tasks, frequencies, and responsibility for all drainage components to demonstrate how the drainage system is to be maintained for the lifetime of the development.

2. The approved details shall be implemented in full prior to the first occupation of the development and be thereafter retained as approved.

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

U0130627 NS77: Vehicle parking

Prior to the occupation of the residential development hereby approved, the parking space as outlined in drawing 'Masterplan - proposed site layout and roof plans; EHT-02A' for the Elleray Road site shall be insitu, marked out and ready for use. The space shall not be used other than by occupant of a M4(3) unit and shall be retained as approved.

REASON: In the interests of highway safety and accessibility

U0130628 NS78: Cycle parking

Prior to the occupation of the residential development hereby approved, a scheme detailing the siting, design (to be in accordance with the London Cycle Design Standard) and number of the cycle parking spaces shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be insitu prior to the first occupation of the development and shall be retained as approved thereafter.

REASON: In the interests of air quality and to promote sustainable forms of travel.

U0130629 NS79: Fire safety

Prior to the commencement of above ground works of the residential development, a Fire Strategy Statement shall be submitted to and approved in writing by the local planning authority. The development shall not be implemented or occupied other than in accordance with the approved details, and it shall be retained as approved. The Fire Strategy Statement shall include the following:

- Specific reference to policies D5 and D12 of the London Plan
- Evidence of the competency of the authors of the fire strategy statement
- Commentary as to how the strategy is in general conformity to inclusive design policy for means of escape
- Confirmation of construction materials to ensure there are no additional fire safety risks associated with these, such as timber frame construction.

REASON: To ensure that the development incorporates the necessary fire safety measures in accordance with the Intend to Publish London Plan Policies D5 and D12.

U0130630 Additional Condition 1

The demolition of the existing Elleray Hall shall not take place until the community building on the North Lane Depot and East Car Park has been constructed and ready for occupation.

REASON: To ensure the reprovision of social and community infrastructure.

U0130631 Additional Condition 2 Phasing

The development shall be constructed in accordance with this phasing condition which states that phase 1 is the erection of the community building on the North Lane Depot and East Car Park, phase 2 relates to the demolition of the existing community building and phase 3 relates to the construction of the affordable housing units. For the

avoidance of doubt, the demolition of the existing Elleray Hall shall not take place until the community building on the North Lane Depot and East Car Park has been constructed and ready for occupation.

REASON: To ensure the reprovision of social and community infrastructure.

U0130632 Condition NS80: Phasing of development

The development hereby approved shall not be delivered other than in accordance with the following development construction sequence:

1. Phase 1 - Excavation of the North Lane Depot and East Car Park, Middle Lane site and construction and completion of the approved community centre
2. Phase 2 - No demolition shall take place on the existing Elleray Hall site until the new community centre on the North Lane Depot and East Car Park site is complete and the building is made available to the public and first commenced its use as a community centre.
3. Phase 3 - Delivery of the 16 affordable housing units, comprising 14 x 1bed units and 2 x 2bed units.

REASON: To accord with the terms of the application and to ensure the continuity of services for the users of the existing community centre.

U0130633 NS81: HoTs for Elleray Hall site

No development shall commence on the existing Elleray Hall site (excluding demolition), until a valid and enforceable agreement to secure the following has been submitted to and approved in writing with the Local Planning Authority:

1. delivery of affordable housing
2. removal of car parking permits for future residents
3. three year car club membership for each residential unit
4. provision of an annual travel plan for a 5 year period
5. measures to ensure the housing meets zero carbon
6. mitigation towards health infrastructure
7. highway works, including crossover, reinstatement of pavements, and stopping up order

The applicants are advised to refer to Informative IL13 which sets out the expectations of 1-7. The development shall not be implemented other than in accordance with the approved agreement.

REASON: To accord with the terms of the application, and to ensure the necessary mitigation is in place to avoidunacceptable impacts on energy consumption, transport and health infrastructure.

U0130634 Condition NS82: Sale of the land

Prior to the commencement of the affordable housing development (Development) (excluding demolition) on the existing Elleray Hall site, written notification of the sales agreement shall be submitted to and approved in writing by the Local Planning Authority outlining the restriction on the construction of the Development except after completion of a Section 106 with the freeholder to secure the Heads of Terms outlined in condition NS81 and informative IL13.

U0130635 NS83: Highway works for community hall

A. Prior to the commencement of development on the existing North Lane Depot and East Car Park site, a scheme detailing the necessary highway works, including the removal of a crossover and reinstatement of pavement and the construction of a new crossover, shall be submitted to and approved in writing with the Local Planning Authority.

B. The community hall hereby approved shall not operate until the approved scheme has been implemented in full.

REASON: To ensure appropriate vehicular and pedestrian access along North Lane and to the community hall site.

U0130636 Condition NS84: Community Travel Plan

A. Prior to the occupation of the community hall hereby approved:

i. a scheme detailing the monitoring arrangements of the Travel Plan shall be submitted to and approved in writing with the Local Planning Authority. The development shall not be occupied other than in accordance with the approved scheme.

ii. a scheme detailing the survey methodology for staff and customer / visitor travel surveys shall be submitted to and approved in writing by the Local Planning Authority.

B. Within 6 months of the community hall use commencing, a travel plan based on the results of a staff, customer and visitor travel survey shall be submitted and approved in writing with the Local Planning Authority. This shall contain 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.

C. 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 for 5 years.

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

U0130637 NS85: Community Hall zero carbon

Prior to the occupation of the community hall hereby approved, a scheme demonstrating zero carbon standards have been met for the community hall development shall be submitted to and approved in writing by the Local Planning Authority.

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

U0130638 NS86 Arrangements prior to construction

a. No construction (excluding demolition) shall take place on the existing Elleray Hall site until a valid and enforceable agreement has been entered into with a Registered Provider for the delivery of the approved affordable housing scheme on the Elleray Hall site (as set out in condition NS81) has been submitted to and approved in writing by the Local Planning Authority; and

b. No construction (including demolition) shall take place on the existing Elleray Hall site until the Registered Provider has entered into a sales contract with the applicant for the implementation of the affordable housing development for which planning permission has been granted has been submitted to and approved in writing by the Local Planning Authority.

REASON: To prevent the loss of a non-designated heritage asset and the creation of an unsightly gap in the street scene without a commitment for the delivery of the approved affordable housing scheme on this site.

U0130639 NS87 Delivery of affordable housing

Within 18 months of the community hall use commencing, works to constitute the commencement of Phase 3 (as set out in condition NS80) of the development hereby permitted (excluding demolition) shall be started on site.

REASON: To secure the affordable housing is delivered once the community hall is open in line with the application proposal and officer report.

U0130550 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.

U0130551 NS01: Approved Drawings

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

Received 13th July 2021:

- o Site Noise Survey and RIBA Stage 2/3 Acoustic Design Ref: 20301/001/pc
- o Air Quality Assessment - Elleray Hall April 2021
- o Air Quality Assessment - Elleray Housing April 2021
- o Arboricultural Impact Assessment
- o Archaeological Desk Based Assessment
- o BREEAM Pre-Assessment Stage 3 Update May 2021
- o BREEAM HEA01 Study (Daylighting) 20 May 2021
- o Statement of Community Involvement July 2021
- o Condition Survey 07 September 2018
- o Outline Construction Management Statement - Elleray Hall May 2021
- o Outline Construction Management Statement - North Lane East Car Park May 2021
- o Daylight and Sunlight Report (Within Development) 27 April 2021
- o Ecological Appraisal (EA) P20-826
- o Energy Assessment Report - Elleray Hall May 2021
- o Energy & Sustainability Report May 2021
- o Elleray Hall Site Stage 4 Fire Strategy Ref: 20137-FS-01-A
- o North Lane Depot/East Car Park Stage 4 Fire Strategy Ref: 20137-FS-02-A
- o Flood Risk Assessment and Drainage Statement June 2021
- o Geo-Environmental & Geotechnical Assessment Report
- o Habitat Management Plan P20-826
- o Elleray Hall and Housing - Health Impact Assessment June 2021
- o Heritage Assessment 24 June 2021
- o BREEAM Travel Plan May 2021
- o 26364A/2
- o 26364A/3
- o 26364A/4
- o EHT-01
- o EHT-03
- o EHT-05
- o EHT-06
- o ERH-01
- o ERH-02
- o ERH-05
- o ERH-09

Received 23rd July 2021:

- o Ecological Appraisal (EA) P20-826
- o Marketing Report
- o ERH-02
- o ERH-10

Received 28th July 2021:

- o Design & Access Statement Part 2
- o Design & Access Statement Part 3

Transport Assessment July 2021 - Received 30th July 2021:

Design and Access Statement Part 1 - Received 19th September 2021:

Received 17th January 2022:

- o BTM Rebuttal
- o Daylight and Sunlight Report (Neighbouring Properties) 28 October 2021

- o Transport Statement Addendum
- o Planning Statement June 2021
- o EHT-04
- o ERH-02A
- o ERH-11

Received 14th February 2022

- o ERH-12
- o EHT Sustainable Construction Checklist
- o EHT Overheating Assessment

Desk Study, Ground Investigation & Basement Impact Assessment Report - Received 16th February 2022.

Email confirming UGF - Received 18th February 2022:

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

U0130552 NS02: Restriction-Alterations/extn

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

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

U0130553 NS03: Restriction on use of roof

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.

U0130554 NS04: Vegetation Removal

Vegetation clearance shall not be carried out other than outside of the bird nesting season (March to September inclusive). If this is not feasible, prior to any clearance, a scheme shall be submitted to and approved in writing outlining the safeguarding measures that will be undertaken to ensure ecological impacts are avoided. This shall include, but not be limited to, checking all vegetation by an experienced ecologist no more than 5 days prior to the works and an exclusion zone set up or works delayed as necessary. The development shall only be implemented in accordance with the approved scheme.

REASON: To ensure that ecological impacts are avoided or mitigated

U0130555 NS05: Mechanical Services Noise Control

Before any mechanical services plant including, but not limited to, 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:

- a) 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 with 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.

b) The plant shall be isolated on adequate proprietary anti-vibration mounts 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.

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

REASON: To safeguard the amenities of neighbouring residents.

U0130556 NS06: External Illumination

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 and maintained 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

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 protect/safeguard the amenities of the locality and nature conservation interests

U0130557 NS07: Water contamination

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

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.

U0130558 NS08: Surface water drainage

No drainage systems for the infiltration of surface water into the ground is permitted other than with the written consent of the Local Planning Authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.

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 caused by mobilised contaminants in line with paragraph 170 of the National Planning Policy Framework.

U0130559 NS09: Piling

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated by a piling risk assessment that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

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 caused by mobilised contaminants in line with paragraph 170 of the National Planning Policy Framework.

U0130560 NS10: CMS / Logistics Plan (com. centre)

No development shall take place on the community centre site, 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) Number of vehicles expected per phase of implementation
- c) Hours of deliveries (there should be no deliveries during 08:30-09:30 and 15:00-16:00 Monday to Friday)
- d) Site layout plan showing manoeuvring tracks for vehicles accessing the site to allow these to turn and exit in forward gear.
- e) 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).
- f) Travel Plan for construction workers
- g) Existing condition survey of pavement / roads (refer to informative IL09)
- h) Details and location where plant and materials will be loaded and unloaded.
- i) 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.
- j) Details of any necessary suspension of pavement, roadspace, bus stops and/or parking bays.
- k) Details where security hoardings (including decorative displays and facilities for public viewing) will be installed, and the maintenance of such.
- l) Details of any wheel washing facilities.
- m) Details of a scheme for recycling/disposing of waste resulting from demolition and construction works (including excavation, location and emptying of skips).
- n) 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.
- o) 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).
- p) Details of the phasing programming and timing of works.
- q) Where applicable, 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.
- r) A construction programme including a 24-hour emergency contact number.
- s) See also TfL guidance on Construction Logistics Plans.
- t) Communication strategy (including a Community Liaison Group) for residents, councillors and local businesses during demolition and construction.

All Non-Road Mobile Machinery (NRMM) of net power of 37kW and up to and including 560kW used during the demolition, site preparation and construction phases shall comply with the emission standards set out in chapter 7 of the GLA's supplementary planning guidance "Control of Dust and Emissions During Construction and Demolition" dated July 2014 (SPG), or subsequent guidance. Unless it complies with the standards set out in the SPG, no NRMM shall be on site, at any time, whether in use or not, without the prior written consent of the local planning authority. The developer shall keep an up-to-date list of all NRMM used during the demolition, site preparation and construction phases of the development on the online register at <https://nrmm.london/>.

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

U0130561 NS11: Dust Management Plan (Com Centre)

Prior to commencement of the community centre 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-dustpg.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: To safeguard the amenities of neighbouring residents.

U0130562 NS12: Ecological CMP (CC)

Prior to the commencement of development on the community centre site, an Ecological Construction Management Plan shall be submitted to and approved in writing by the local planning authority and thereafter constructed in accordance with these details.

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

U0130563 NS13: AMS and Tree Protection (CC)

Prior to the commencement of development on the community centre site, an Arboricultural Method Statement (AMS) based on the findings of the submitted AIA Ref: Arboricultural Impact Assessment dated 24 April 2021 shall be submitted to and approved in writing by the Local Planning Authority, and therefore only be implemented in accordance with the approved details. The AMS must:

- (A) Be written in accordance with and address sections 5.5, 6.1, 6.2, 6.3 and 7 of British Standard 5837:2012 Trees in relation to design, demolition, and construction - recommendations

- (B) Be written in conjunction with the scheme's specific method of construction
 - (C) Outline any tree constraints and explain any impacts for both above and below ground.
 - (D) Detail all tree protection (including plans)
 - (E) Detail any special engineering for construction within the Root Protection Area (Including hard standing removal and foundation installation specifically).
 - (F) Detail any facilitation pruning that may be required. The specification for tying back and/or pruning must be measurable and prepared by a suitably qualified Arboriculturist or Arboricultural Contractor. All Official tree work must be undertaken in accordance with BS3998:2010 Tree work - Recommendations unless approved by the Councils Arboricultural Officer
 - (G) Provide confirmation of the appointment of an Arboricultural Consultant for the duration of the development and a schedule of inspections too achieves an auditable monitoring and supervision programme, and a timetable for submission to the Local Planning Authority. The development shall not be implemented other than in accordance with the approved AMS.
- REASON: To ensure that the tree (s) are not damaged or otherwise adversely affected by building operations and soil compaction

U0130564 NS14: Contaminated land (Com Centre)

No development shall take place on the community centre site until a preliminary risk assessment (PRA) has been submitted to and approved in writing by the local planning authority. The PRA study shall identify all potentially unacceptable risks arising from contamination at the site and any measures to be taken to prevent and or remedy contamination, site investigation scheme (providing information for an assessment of the risk to all receptors that may be affected, including those off site), intrusive investigation and risk assessment (assessing the degree and nature of any contamination on site and the risks posed by any contamination to human health, controlled waters and the wider environment). Any measures to be taken to prevent and/or remedy contamination at the site set out in the approved document shall be undertaken in accordance with the approved details.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised.

U0130565 NS16: Contaminated land method (Comm cen

1) No development shall occur on the community centre site until a detailed remediation method statement (to include all improvements to be undertaken, proposed remediation objectives and remediation criteria, timetable of the improvements and site management procedures) to make the site suitable for its intended use and removal risks to human health, buildings, land, and environment, shall be submitted to and approved in writing by the local planning authority.

2) Prior to first occupation of the community centre, a verification report demonstrating completion of the remediation set out in the approved remediation statement and the effectiveness of the remediation shall be submitted to and approved by the local planning authority. The report shall include results of sampling and monitoring completed out to demonstrate that the site remediation criteria for residential use have been met.

3) If, during development, further contamination not previously identified is found to be present at the site the local planning authority is to be informed immediately and no further development shall be conducted until a report detailing contamination and how it is to be remediated is submitted to and agreed in writing by the local planning authority, and any required remediation shall be detailed and verified as an amendment to the remediation statement and accordingly conducted.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised.

U0130566 NS17: Archaeology (Community Centre)

No demolition or development shall take place on the community centre site 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. Where appropriate, details of a programme for delivering related positive public benefits

C. 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 safeguard any archaeological interest of the site.

U0130567 NS18: Public Engagement (Comm Centre)

Prior to the commencement of development on the community centre site, details of an appropriate programme of public engagement including a timetable, shall be submitted to, and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved programme. (Refer to informative IL10)

REASON: To encourage archaeological public engagement

U0130568 NS19: Refuse Storage (comm centre)

A. Prior to the commencement of the community centre development, a scheme detailing the design and siting of the refuse enclosure shall be submitted to the approved in writing by the Local Planning Authority. The development shall not be implemented other than in accordance with the approved scheme, which shall be insitu prior to the first occupation of the development and will thereafter be retained as approved.

B. No refuse or waste material of any description shall be left or stored anywhere on the sites other than within a building or refuse enclosure.

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

U0130569 NS20: Brick Panels (Comm Centre)

Sample panels of facing brickwork showing the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the Local Planning Authority before the relevant parts of the works are commenced and the sample panels shall be retained on site until they are approved, and work is completed. The development shall not be implemented other than in accordance with the approved details.

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

U0130570 NS21: Materials (Community centre)

The external surfaces of the community centre (including fenestration) and, where applicable, all areas of hard surfacing shall not be constructed other than in materials details/samples of which shall be submitted to and approved in writing by the Local Planning Authority. REASON: To ensure that the proposed development does not prejudice the appearance of the locality.

U0130571 NS22: Specified Details (Community Centr

The community centre 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 development shall be carried out only in accordance with the approved details, which shall be insitu in full prior to the first occupation and shall be retained as approved for the lifetime of the development. The details shall show:

- a) Fenestration
- b) Section through façade treatment (to show reveal depth)
- c) Railings
- d) Any roof plant and enclosure

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

U0130572 NS23: PV Panels (Community Centre)

Prior to the occupation of the community centre hereby approved, details of the siting, gradient, and number of PV panels to be installed on the Community Centre shall be submitted to and approved in writing by the Local Planning Authority; and implemented as approved and thereafter maintained.

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

U0130573 NS24: Secure by Design (Community Centre

The community centre hereby approved shall achieve 'Secured by Design' accreditation awarded by the Design-Out Crime Officer from the Metropolitan Police Service on behalf of the Association of Chief Police Officers (ACPO). Evidence of such accreditation to be submitted and approved in writing by the Local Planning Authority prior to occupation.

REASON: to promote the wellbeing of the area and to ensure the development provides a safe and secure environment.

U0130574 NS25: Restriction 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 community centre hereby approved shall only be occupied as a community centre, and no change of use shall be carried out to the use hereby approved without prior written consent from the Local Planning Authority.

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

U0130575 NS26: Hours of Use

The community centre hereby approved shall not be used other than during the following times:

- o Monday to Saturday 09:00 - 22:00
- o Sundays and Bank Holidays 10:00 - 15:30

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

U0130576 NS27: Outdoor garden area

The outdoor garden area of the community centre hereby permitted shall only be used between the hours of 9:00-19:00 Monday to Saturday and 10:00 - 15:30 Sundays and Bank Holidays.

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

U0130577 NS28: Noise insulation

Prior to the commencement of any superstructure works on the proposed Community Centre hereby permitted, details of the proposed sound insulation scheme 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 Multi-Purpose Hall and community hall when measured at one metre from the facade of the nearest noise sensitive premises should not exceed 10dB(A) below the typical LA90 1Hour day or LA90 5 min night. 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 approved scheme is to be completed prior to occupation of the development and shall be permanently maintained thereafter. (NS28 does not apply to amplified music, refer to NS29).

REASON: To safeguard the amenities of neighbouring residents.

U0130578 NS29: Noise limiter

A sound limiting device shall be fitted to/used by any in-house or peripatetic musical amplification system/s used at the Community Hall and set at a level that will achieve the entertainment music noise criteria detailed below. The limiter shall be set and secured so that it cannot be overridden by performers or DJ's or other persons other than house engineers or other appointed sound system engineers. The limiter shall not be altered without prior agreement with the Responsible Authority (Environmental Health Service). Prior to the first use of the hall, an acoustic assessment and report shall be submitted to and agreed by the LPA which demonstrates how the sound limiting device has been set to achieve the requirements of the following entertainment noise control criteria and demonstrate by calculation the expected internal noise limits being achieved.

Day/evening:

- o LAeq,5min EN shall not exceed the LA90,5min as measured 1 metre from the façade of the nearest noise sensitive receptor
- o The EN shall not exceed NR 25 assuming windows open at the inside of the nearest noise sensitive receptor

Night-time:

- o LAeq,5min EN shall be 5dB below the LA90,5min as measured 1 metre from the façade of the nearest noise sensitive receptor
- o The EN shall not exceed NR 15 assuming windows open at the inside of the nearest noise sensitive receptor

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

REASON: To protect neighbour amenity.

U0130579 NS30: Noise Management Plan

(a) Prior to the occupation of the community centre hereby approved, a Noise Management Plan (NMP) shall be submitted to and approved by the Local Planning Authority, which shall include as a minimum, written details of the following information.

- i. Details of the measures to be taken to prevent fugitive noise emissions from Community Centre
- ii. In the event of complaint, the mechanism by which such complaints are logged, investigated and actions taken recorded.
- iv. Documentation of an annual review of the NMP
- v. The NMP shall be made available upon request by the Environmental Health Department in the event of complaint.

(b) The community centre shall not be occupied other than in accordance with the approved NMP.

REASON: To protect neighbour amenity.

U0130580 NS31: Noise Control Community garden

Prior to the first use of the community centre garden hereby approved, a Noise Management Plan (NMP) shall be submitted to and approved in writing by the Local Planning Authority. The garden of the community centre shall not be occupied other than in accordance with the NMP.

REASON: To safeguard the amenities of neighbouring residents

U0130581 NS32: Amplified Music

No amplified music or musical equipment shall be used in the outdoor grounds of the community centre hereby approved.

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

U0130582 NS33: Window obscure glazed and non-open

The proposed full-length window(s) in the southern elevation(s) of the community centre hereby approved shall at no time be openable or glazed, otherwise than in obscured glass.

REASON: To ensure that the proposed development does not prejudice the amenities of adjoining occupiers.

U0130583 NS34: Landscaping (Comm Centre)

A. Notwithstanding the details illustrated, no part of the community centre development shall be occupied 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; other vehicle and pedestrian access and circulation areas; hard surfacing materials.

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 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. 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.

D. Any planting carried out as part of the approved details and which dies or is removed within the first five years shall be replaced in the next available planting season with a similar size and species to be agreed in writing by the Local Planning Authority.

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

U0130584 NS35: Ecological Enhance (Community cent

Prior to the commencement of development of the community centre hereby approved, an ecological enhancement plan to demonstrate biodiversity net gain shall be submitted

to and approved in writing by the Local Planning Authority and be implemented in accordance with these details and thereafter retained as approved. The details shall include, but not be limited to:

- o All bird and bat bricks to be inbuilt into the fabric of the building/s
- o Hedgehog gaps to be included within all walls and fences
- o All species to be native or wildlife friendly - The species to include native wildlife friendly species, it is recommended an alternative species to Prunus spinosa is proposed for the private gardens
- o Proposed maintenance responsibilities

Reason: To enhance nature conservation interest.

U0130585 NS36: Bat Survey

Should works not commence before July 2022, a repeat bat emergent survey will be required, and submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

REASON: To safeguard wildlife.

U0130586 NS37: Tree Planting (Community Centre)

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

Recommendations, and include:

- a) Details of the quantity, size, species, and position.
- b) Planting specification and methodology including soil volume calculations and incorporating root deflection measures (Where necessary)
- c) Proposed time of planting (season)
- d) 5-year maintenance and management programme.

2. The development shall only be implemented in accordance with the approved scheme.

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

REASON: To safeguard the appearance of the locality.

U0130587 NS38: Urban Greening Factor (comm centre)

The community centre hereby approved shall not be occupied until a scheme has been submitted to and approved in writing by the Local Planning Authority to demonstrate the community centre development has achieved 0.23 Urban Greening Factor.

REASON: To ensure the development meets the greening and biodiversity aspirations of the Local and London Plan.

U0130588 NS39: Air Quality (Community Centre)

1. The community centre development hereby approved shall not be implemented or operated other than in accordance with the Air Quality Assessment C01 and shall achieve Air Quality Neutral.

2. Prior to the commencement of development of the community centre, excluding site clearance and demolition works, an Emissions Control Scheme (ECS) shall be submitted to and approved in writing by the Local Planning Authority, which shall set out details as to control and minimise emissions of pollutants from and attributable to the development and setting out measures to ensure that the direct and indirect emissions

of air pollutants resulting from the development are minimised. The development shall not be implemented or occupied other than in accordance with the approved scheme.

3. Prior to occupation of the community centre the details of the installed boiler shall be submitted to and approved in writing by the Local Planning Authority and shall thereafter be implemented as approved. This shall include:

- a) NOx emission rates in g/kWh for comparison against the ultra-low NOx emission limits in the Borough's Air Quality Supplementary Planning Guidance
- b) Details of the servicing and maintenance of the boiler and any pollution control system.

REASON: To minimise the risk to poor air quality

U0130589 NS40: BREEAM

Unless otherwise agreed in writing by the Local Planning Authority, the Community Centre 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.

U0130590 NS41: Energy Reduction (Community Centre

1. The community centre hereby approved shall achieve not less than 35% reduction in Carbon dioxide emissions beyond Building Regulations requirements (2013).

2. Prior to the commencement of development of the community centre, a scheme shall be submitted to and approved in writing by the Local Planning Authority to detail 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.

U0130591 NS42: Flood Risk

1) Unless otherwise agreed in writing by the Local Planning Authority, the development shall not be carried out other than in accordance with the Flood Risk Assessment and Drainage Assessment prepared by McBain's dated June 2021 and specifically the Mitigation Measures set out in the above report.

2) Prior to first occupation of the community centre, the mitigation measures referred to in part (1) shall be fully implemented and maintained thereafter.

3) Prior to the first occupation of the community centre hereby approved, a Flood Emergency Plan shall be submitted to and approved in writing by the Local Planning Authority, implemented in full and retained thereafter. No part of the development shall be occupied other than in accordance with the approved Flood Emergency Plan.

REASON: To reduce the risk of flooding to the development and occupan

U0130592 NS43: Sustainable Urban Drainage (Commu

A) Prior to commencement of groundworks on the community centre site (excluding site investigations and demolition) the following shall be submitted to and approved in writing by the Local Planning Authority:

- i. A final detailed drainage design including drawings and supporting calculations that demonstrates the greenfield run off rates (1 l/s per outlet) have been achieved.
- ii. Detailed drawings showing location of water butts, rain gardens and hydro planters and permeable paving within the drainage layout drawings.
- iii. A detailed management plan confirming routine maintenance tasks, frequencies, and responsibility for all drainage components to demonstrate how the drainage system is to be maintained for the lifetime of the development.

B) The approved details shall be implemented in full prior to the first occupation of the development and be thereafter retained as approved.

REASON: Reason: To prevent the risk of flooding to and from the site in accordance with relevant policy requirements including but not limited to London Plan Policy SI13, its associated Sustainable Design and Construction SPG, the Non-Statutory Technical Standards for Sustainable Drainage Systems and Richmond Council's Local Plan Policy LP 21.

U0130593 NS44: Servicing and delivery plan

Prior to the occupation of the community centre hereby approved, a Servicing and Delivery Plan shall be 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: In the interests of highway safety and residential amenity.

U0130594 NS45: Vehicle parking

Prior to the occupation of the community centre hereby approved, all the parking spaces as outlined in drawing 'Masterplan - proposed site layout and roof plans; EHT-02A' shall be insitu, marked out and ready for use. The spaces shall not be used other than by visitors and staff of the community hall, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of highway safety

U0130595 NS46: Electric vehicle charging points

Prior to the commencement of the community centre development hereby approved, a scheme detailing the active and passive electric vehicle charging points shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be insitu prior to the first occupation of the development and shall be retained as approved thereafter.

REASON: In the interests of air quality.

U0130596 NS47: Cycle parking

Prior to the occupation of the community centre hereby approved, a scheme detailing the siting, design (to be in accordance with the London Cycle Design Standard) and number of the cycle parking spaces shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be insitu prior to the first occupation of the development and shall be retained as approved thereafter.

REASON: In the interests of air quality and to promote sustainable forms of travel.

U0130597 NS48: Fire safety

Prior to the commencement of above ground works of the community centre hereby approved, a Fire Strategy Statement shall be submitted to and approved in writing by the local planning authority. The development shall not be implemented or occupied other than in accordance with the approved details, which shall be retained as approved. The Fire Strategy Statement shall include the following:

- Specific reference to policies D5 and D12 of the London Plan
- Evidence of the competency of the authors of the fire strategy statement
- Commentary as to how the strategy is in general conformity to inclusive design policy, noting The London Plan states that emergency carry down or carry up mechanical devices or similar interventions that rely on manual handling are not considered to be appropriate and lifts which can be used for evacuation purposes (accompanied by a management plan) should be provided.
- Confirmation of construction materials to ensure there are no additional fire safety risks associated with these, such as timber frame construction
- Identify suitable evacuation assembly point.

REASON: To ensure that the development incorporates the necessary fire safety measures in accordance with the Intend to Publish London Plan Policies D5 and D12.

U0130598 NS49: Historic Building Recording condit

No demolition of Elleray Hall shall take place until a written scheme of historic building investigation (WSI) has been submitted to and approved by the local planning authority in writing. For buildings that are included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

A. The programme and methodology of historic building 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 WSI

REASON: To safeguard any archaeological interest of the site.

U0130599 NS50: Archaeology (Residential)

No demolition or development shall take place on the residential development site 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. Where appropriate, details of a programme for delivering related positive public benefits

C. 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 safeguard any archaeological interest of the site.

U0130600 NS51: Public Engagement (residential)

Prior to the commencement of development on the residential development, details of an appropriate programme of public engagement including a timetable, shall be submitted to, and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved programme. (Refer to informative IL10)

REASON: To encourage archaeological public engagement.

U0130601 NS52: Photographic record

A. Prior to the demolition of the Elleray Hall site, a scheme detailing how a measured and photographic record of the building will be undertaken shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to the demolition of Elleray Hall.

B. Prior to the occupation of the residential development, the results of the approved scheme, along with a history of the building in its context, shall be submitted to the Local Planning Authority and be presented to the Richmond Local Studies Library for archival use in the future.

REASON: For historic understanding and knowledge of this non designated heritage asset

U0130602 NS53: CMS / Logistics Plan (Residential)

No development shall take place on the residential site, 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) Number of vehicles expected per phase of implementation
- c) Hours of deliveries (there should be no deliveries during 08:30-09:30 and 15:00-16:00 Monday to Friday)
- d) Site layout plan showing manoeuvring tracks for vehicles accessing the site to allow these to turn and exit in forward gear.
- e) 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).
- f) Travel Plan for construction workers
- g) Existing condition survey of pavement / roads (refer to informative IL09)
- h) Details and location where plant and materials will be loaded and unloaded.
- i) 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.
- j) Details of any necessary suspension of pavement, road space, bus stops and/or parking bays.
- k) Details where security hoardings (including decorative displays and facilities for public viewing) will be installed, and the maintenance of such.
- l) Details of any wheel washing facilities.
- m) Details of a scheme for recycling/disposing of waste resulting from demolition and construction works (including excavation, location and emptying of skips).
- n) 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.
- o) 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).
- p) Details of the phasing programming and timing of works.
- q) Where applicable, 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.
- r) A construction programme including a 24-hour emergency contact number.
- s) See also TfL guidance on Construction Logistics Plans.
- t) Communication strategy (including a Community Liaison Group) for residents, councillors and local businesses during demolition and construction.

All Non-Road Mobile Machinery (NRMM) of net power of 37kW and up to and including 560kW used during the course of the demolition, site preparation and construction phases shall comply with the emission standards set out in chapter 7 of the GLA's supplementary planning guidance "Control of Dust and Emissions During Construction

and Demolition" dated July 2014 (SPG), or subsequent guidance. Unless it complies with the standards set out in the SPG, no NRMM shall be on site, at any time, whether in use or not, without the prior written consent of the local planning authority. The developer shall keep an up-to-date list of all NRMM used during the demolition, site preparation and construction phases of the development on the online register at <https://nrmm.london/>.

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

U0130603 NS54: Dust Management Plan (Residential)

Prior to commencement of the residential 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-dustpg.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: To safeguard the amenities of neighbouring residents.

U0130604 NS55: Ecological Construction Management

Prior to the commencement of development on the residential development site, an Ecological Construction Management Plan shall be submitted to and approved in writing by the local planning authority and thereafter constructed in accordance with these details.

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

U0130605 NS56: AMS and Tree Protection Plan (Res)

Prior to the commencement of development on the residential development site, an Arboricultural Method Statement (AMS) based on the findings of the submitted AIA Ref: Arboricultural Impact Assessment dated 24 April 2021 shall be submitted to and approved in writing by the Local Planning Authority and shall only be implemented in accordance with the approved details. The AMS must:

- (A) Be written in accordance with and address sections 5.5, 6.1, 6.2, 6.3 and 7 of British Standard 5837:2012 Trees in relation to design, demolition, and construction - recommendations
- (B) Be written in conjunction with the scheme's specific method of construction
- (C) Outline any tree constraints and explain any impacts for both above and below ground.
- (D) Detail all tree protection (including plans)

(E) Detail any special engineering for construction within the Root Protection Area (Including hard standing removal and foundation installation specifically).

(F) Detail any facilitation pruning that may be required. The specification for tying back and/or pruning must be measurable and prepared by a suitably qualified Arboriculturist or Arboricultural Contractor. All Official tree work must be undertaken in accordance with BS3998:2010 Tree work - Recommendations unless approved by the Councils Arboricultural Officer

(G) Provide confirmation of the appointment of an Arboricultural Consultant for the duration of the development and a schedule of inspections too achieves an auditable monitoring and supervision programme, and a timetable for submission to the Local Planning

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

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

U0130606 NS57: Contaminated land (Residential)

No development shall take place on the residential site until a preliminary risk assessment (PRA) has been submitted to and approved in writing by the local planning authority. The PRA study shall identify all potentially unacceptable risks arising from contamination at the site and any measures to be taken to prevent and or remedy contamination, site investigation scheme (providing information for an assessment of the risk to all receptors that may be affected, including those off site), intrusive investigation and risk assessment (assessing the degree and nature of any contamination on site and the risks posed by any contamination to human health, controlled waters and the wider environment). Any measures to be taken to prevent and/or remedy contamination at the site set out in the approved document shall be undertaken in accordance with the approved details.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised.

U0130607 NS58: Contaminated land method statement

A. No development shall occur on the residential site until a detailed remediation method statement (to include all improvements to be undertaken, proposed remediation objectives and remediation criteria, timetable of the improvements and site management procedures) to make the site suitable for its intended use and removal risks to human health, buildings, land, and environment, shall be submitted to and approved in writing by the local planning authority.

B. Prior to first occupation of the residential development, a verification report demonstrating completion of the remediation set out in the approved remediation statement and the effectiveness of the remediation shall be submitted to and approved by the local planning authority. The report shall include results of sampling and monitoring completed out to demonstrate that the site remediation criteria for residential use have been met.

C. If, during development, further contamination not previously identified is found to be present at the site the local planning authority is to be informed immediately and no further development shall be conducted until a report detailing contamination and how it is to be remediated is submitted to and agreed in writing by the local planning authority, and any required remediation shall be detailed and verified as an amendment to the remediation statement and accordingly conducted.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised.

U0130608 NS59: Refuse Storage

A. Prior to the commencement of the residential development, a scheme detailing the design and siting of the refuse enclosure shall be submitted to the approved in writing by the Local Planning Authority. The development shall not be implemented other than

in accordance with the approved scheme, which shall be insitu prior to the first occupation of the development and will thereafter be retained as approved.

B. No refuse or waste material of any description shall be left or stored anywhere on the sites other than within a building or refuse enclosure.

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

U0130609 NS60: Sample Panels of Brickwork (Res)

Sample panels of facing brickwork showing the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the Local Planning Authority before the relevant parts of the works are commenced and the sample panels shall be retained on site until they are approved, and work is completed. The development shall not be implemented other than in accordance with the approved details.

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

DETAILED INFORMATIVES

U0064808 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.

U0064809 IL02 NPPF APPROVAL

In accordance with Section 4 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 and duty officer 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 amended following negotiations with the Council to ensure the scheme complied with adopted policy and guidance, 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

U0064810 IL03 Principal Policies

Where relevant, the following have been considered in the consideration of this proposal:

- o National Planning Policy Framework (NPPF) 2021
- o London Plan 2021 - GG1, GG2, GG4, SD6, D1, D3, D4, D5, D6, D7, D12, D14, H1, H2, H4, H6, H10, S1, S2, S5, HC1, G5, G6, G7, S11, S12, S14, S12, S13, T1, T4, T5, T6, T6.1, T6.5, T7, DF1
- o Local Plan 2018 - LP1, LP2, LP3, LP4, LP7, LP8, LP10, LP15, LP16, LP17, LP20, LP21, LP22, LP23, LP24, LP28, LP30, LP34, LP35, LP36, LP39, LP44, LP45
- o Supplementary Planning Documents/Guidance: Air Quality, Affordable Housing, Buildings of Townscape Merit, Design Quality, Development Control for Noise Generating and Noise Sensitive Development, Planning Obligations, Refuse and Recycling Storage Requirements, Residential Development Standards, Small and Medium Housing Sites, Sustainable Construction Checklist, Transport, Hampton Wick and Teddington Village Plan

U0064811 IL04 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.

U0064812 IL05 Thames Water Informative

- a) Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required.
- b) There are public sewers crossing or close to the development. If you're planning significant work near our sewers, it's important that you minimise the risk of damage. Please check that the development doesn't limit repair or maintenance activities or inhibit the services we provide in any other way. The applicant is advised to read the guide on working near or diverting our pipes.
- c) 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.
- d) If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at thameswater.co.uk/buildingwater.
- e) There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.

U0064813 IL06 Section 106 agreement

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

U0064814 IL07 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.

U0064815 IL08 Damage to the public highway

- a) 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.
- b) BEFORE ANY WORK COMMENCES you MUST contact Highways and Transport, London Borough of Richmond upon Thames, 44 York Street, Twickenham TW1 3BZ (Telephone 020 8891 7090 ask for the Streetscene inspector for your area or email highwaysandtransport@richmond.gov.uk) to arrange a pre commencement photographic survey of the public highways adjacent to and within the vicinity of the site.
- c) 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.
- d) 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.

U0064816 IL9 Noise Control Building Sites

- a) 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.
- b) An 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
 - o Saturdays 8am to 1pm
 - o Sundays and Public Holidays- No noisy activities allowed.
- c) Where developments include foundations works require piling operations it is important to limit the amount of noise and vibration that may affect residents. There are several different piling methods suitable for differing circumstances. Guidance is contained in British Standard BS 5228 Noise control on Construction and Open Sites - Part 4: Code of Practice for noise and vibration control applicable to piling operations. Where there is a risk of disturbance being caused from piling operations then the council under section 60 Control of Pollution Act 1974 can require Best Practicable Means (BPM) to be carried out. This may entail limiting the type of piling operation that can be carried out. The types of piling operations which are more suitable for sensitive development in terms of noise and vibration impact are.
- o Hydraulic Piling
 - o Auger Piling
 - o Diaphragm Walling
- d) Applicants should also be aware of the guidance contained in:
- o British Standard 5228;2009- Noise and vibration control on construction and open sites.
 - o Development Control for Noise Generating and Noise Sensitive Development Supplementary Planning Document (SDP) - [development_control_noise_generation_noise_sensitive_development_spd_adopted_sep_tember_2018.pdf](#) ([richmond.gov.uk](#))
- e) Any enquiries for further information should be made to the Commercial Environmental Health Team - Contact Environmental Health - London Borough of Richmond upon Thames

U0064817 IL10 Archaeology

The applicants are advised:

- a) Written schemes of investigation will need to be prepared and implemented by a suitably 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.
- b) Historic England's Guidelines for Archaeological Projects in Greater London provides advice on popular interpretation and presentation options. GLAAS would expect to see a proposal for community engagement on this site. Users of Elleray Hall should be approached to contribute to the social history research on the hall and its uses over time, and to assist with the photographic record of the hall before it is demolished. It may be possible to involve users of the hall in the archaeological fieldwork and to have a site open day which could be attended by the wider community. Consideration should also be given to interpretation and display of the results of the archaeological fieldwork and documentary research within the new community centre on the site.

U0064818 IL11 Environment Agency

- a) Piling can result in risks to groundwater quality by mobilising contamination when boring through different bedrock layers and creating preferential pathways. Thus, it

should be demonstrated that any proposed piling will not result in contamination of groundwater. If Piling is proposed, a Piling Risk Assessment must be submitted, written in accordance with EA guidance document "Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention. National Groundwater & Contaminated Land Centre report NC/99/73".

b) The CLAIRE Definition of Waste: Development Industry Code of Practice (version 2) provides operators with a framework for determining whether 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.

C) Developers should ensure that all contaminated materials are adequately characterized both chemically and physically, and that the permitting status of any proposed on site operations are clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

D) The Environment Agency recommends that developers should refer to: The Position statement on the Definition of Waste: Development Industry Code of Practice and The Environmental regulations page on GOV.UK

U0064819 IL12 Highways works

If the applicant intends to use their own Contractor to do the new highway works, they will need to enter into an agreement with the Council under S278 of the Highways Act 1980. Alternatively, the applicant can pay the Council to undertake the necessary highway works

without the need for a formal legal agreement. Refer to

https://www.richmond.gov.uk/services/roads_and_transport/roads_and_road_works/road_and_pathway_maintenance/dropped_kerbs

U0064830 IL13 Affordable housing site HOTS

The applicant is advised that the following provisions are recommended to satisfy condition NS81. A Unilateral Undertaking or S106 legal agreement to secure the provision and delivery of:

A. Affordable housing:

- o 16 affordable housing units

- o Mix:

- o Tenure: 80% social rent / 20% shared ownership (13 social rent units and 3 shared ownership units)

- o Affordability details

- o Nomination details

B. Removal of the ability for residential occupiers to apply for car parking permits

C. Car club membership - 3 years for each residential unit

D. Annual Travel Plan to be submitted to and approved in writing for a period of 5 years

E. Contribution of £20,794 towards the Carbon offset fund (Indexed)

F. Health care contribution of £3,745.00 (Indexed)

G. Section 278 / S247 Agreement of the Highway Act for the necessary highway works

The applicant is advised 'Indexed' means the contribution is multiplied by the fraction A divided by B where B represents the value of the Retail Prices Index (All Items) as at the date of the Deed and A represents the value of the same index as at the date of payment of the relevant contribution to the Council or in the event that the Retail Prices Index is no longer extant at such time as a calculation falls to be made the BCIS All-in Tender Price Index shall be used instead

U0064831 IL14 Community Hall site heads of term

The applicant is advised that the following provisions are expected to satisfy condition NS85, a contribution of £19,950 towards the Carbon offset fund (Indexed).

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION
21/2533/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