

**Environment Directorate / Development Management**

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Mr Dominique Mirepoix  
DP9 Ltd  
100 Pall Mall  
London  
SW1Y 5NQ  
undefined

Letter Printed 7 November 2022

**FOR DECISION DATED**  
7 November 2022

Dear Sir/Madam

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

**Application:** 22/0399/FUL  
**Your ref:** 47a, 47 and 49 Lower Mortlake...  
**Our ref:** DC/VAA/22/0399/FUL/FUL  
**Applicant:** Westlake Property Limited  
**Agent:** Mr Dominique Mirepoix

**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 February 2022** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

**47A 47 And 49 Lower Mortlake Road Richmond**

for

**Construction of a part 1/2/3 storey building including basement level to provide 14 co-living units (sui generis) and associated hard and soft landscaping, cycle and refuse stores**

NOW THEREFORE WE THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF RICHMOND UPON THAMES acting by the Council of the said Borough, the Local Planning Authority HEREBY GIVE YOU NOTICE pursuant to the said Act and the Orders made thereunder that permission to develop the said land in accordance with the said application is hereby **GRANTED** subject to the conditions and informatives summarised and listed on the attached schedule.

Yours faithfully

A handwritten signature in black ink, appearing to read 'R. Angus', with a long horizontal flourish extending to the right.

Robert Angus  
Head of Development Management

# SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 22/0399/FUL

## APPLICANT NAME

Westlake Property Limited  
c/o Agent  
c/o Agent  
c/o Agent  
c/o Agent  
c/o Agent

## AGENT NAME

Mr Dominique Mirepoix  
100 Pall Mall  
London  
SW1Y 5NQ  
undefined

## SITE

47A 47 And 49 Lower Mortlake Road Richmond

## PROPOSAL

Construction of a part 1/2/3 storey building including basement level to provide 14 co-living units (sui generis) and associated hard and soft landscaping, cycle and refuse stores

## SUMMARY OF CONDITIONS AND INFORMATIVES

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### CONDITIONS

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U0070107  
U0070108  
U0070087

Hoarding license  
Section 278  
Vehicular Crossover

# DETAILED CONDITIONS AND INFORMATIVES

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## DETAILED CONDITIONS

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### **U0142350      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.

### **U0142351      Approved drawings**

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

Site Location Plan BL-01-001 P1

Existing

BL-01-010 Existing Site Plan P1

BL-15-020 Existing Ground floor Plan P1

BL-15-200E Existing Sections P1

Proposed

BL-10-010 Proposed Site Plan P2

BL-15-099 Lower Ground Floor Plan P2

BL-15-100 Ground Floor Plan P2

BL-15-101 First Floor Plan P1

BL-15-102 Second Floor Plan P1

BL-15-103 Roof Plan P2

BL-15-300 East Elevation P2

BL-15-301 North and West Elevation P2

BL-15-303 Lower Mortlake South Elevation P1

BL-15-304 Streetscene Elevation P1

BL-15-201 Proposed Sections P2

BL\_P\_Redline\_000 (Received 21.02.2022 and as amended 01.11.2022)

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

### **U0142352      Details - Materials to be approved**

Prior to their installation/development above ground floor slab level, the external surfaces of the building(s) (including fenestration, lightwells etc) 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.

### **U0142353      Construction Details**

The development shall not be carried out otherwise than in accordance with detailed drawings showing fenestration, window, light wells, front boundary wall and planter, bin storage to front gardens, bridge access and any associated balustrade to front elevation entrances, and door recesses to a scale of not less than 1:20 which shall be submitted to and approved in writing by the Local Planning Authority, such details:

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

#### **U0142354 Highway works Grampian (section 278)**

Prior to commencement of the development hereby approved, details of highway works shall be submitted to and approved in writing by the Local Planning Authority in consultation with Transport for London to restore the vehicular cross-over immediately south of the proposed access to the level of the surrounding footway. The development shall not be occupied until those works have been completed in accordance with the local planning authority's approval and have been certified in writing as complete by the local highway authority or on behalf of the local planning authority.

Reason: To provide safe and suitable access to the development for motorists in accordance with Para. 110b of the National Planning Policy Framework.

#### **U0142355 CPZ restriction**

Before the development hereby permitted begins a scheme shall be agreed in writing with the local planning authority and be put in place to ensure that, with the exception of disabled persons, no resident occupier of the development shall obtain a resident parking permit within controlled parking zone (CPZ) N- North-East Richmond, nor a season ticket/enter into a contract to park in any car park controlled by the Council.

REASON: To ensure that the development does not generate an increased demand for on-street car parking to the detriment of the free flow of traffic, the conditions of general safety along the neighbouring highways, the amenity of the area and to accord with the Councils car parking policy and standards.

#### **U0142356 Construction Management Plan**

Notwithstanding the Construction Method Statement by TTP Consulting dated February 2022, no development shall take place, including any works of demolition, until a detailed Construction Management Plan (to include any demolition works) using the Council's proforma document

([https://www.richmond.gov.uk/media/22165/construction\\_management\\_plan\\_guidance\\_notes.pdf](https://www.richmond.gov.uk/media/22165/construction_management_plan_guidance_notes.pdf)) 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 plan.

The Statement shall detail :

1. Contact details, including a 24hr emergency contact (details of which shall be displayed on any hoarding / security fencing)
2. Programme length and phasing
3. The number, type and dimensions of vehicles required
4. Vehicle routing
5. Details of holding areas for construction traffic and communication strategy for their arrival
6. Methods of spoil removal and concrete supply
7. Details and location where plant and materials will be loaded and unloaded
8. Security hoarding and maintenance of such
9. Site setup drawings showing the position of vehicles, skips, concrete supply, etc. at a minimum scale of 1:200, showing the site in context of the surrounding highway and neighbouring properties
10. On classified roads generally, vehicles will be expected to enter and exit the site in forward gear. Swept Path Analysis drawings will be required to demonstrate this
11. Details of how the safety of highway users and vulnerable pedestrians will be managed
12. Details of how access to neighbouring properties will be maintained
13. Details of how any trees and street furniture (i.e. lighting columns, communications cabinets, bollards, etc.) are to be protected during the works
14. Details of any required footway and/or road closures, or highway licences
15. Any necessary parking suspension details

16. Details of any wheel-washing facilities, if required

17. 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 BS 5228-1:2009+A1:2014, Code of Practice for Noise and Vibration Control on Construction and Open Sites; as well as for dust control: COSHH 2002 (as amended 2020), The London Plan 2021 Policy SI-1-D and HSE Construction Information Sheet CIS36

18. Where applicable, the Construction Management Statement should be written in conjunction with the Arboricultural Method Statement, and in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction - recommendations', in particular section 5.5, 6.1, 6.2, 6.3 and 7.

REASON: In the interests of highway and pedestrian safety together with the amenity of the area and in order to demonstrate the development would not have an unacceptable impact on the operation of the public highway and neighbours.

#### **U0142357 Hard and Soft Landscaping Required**

(A) No part of the 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; minor artifacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing utility services above and below ground (e.g. drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc.); retained historic landscape features and proposals for restoration, where relevant; a program or timetable of the proposed works.

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

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

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

#### **U0142358 Energy Reduction**

The dwelling(s) hereby approved shall achieve a 35% reduction in Carbon dioxide emissions beyond Building Regulations requirements (2013).

Reason: In the interests of energy conservation in accordance with the Councils sustainability policies.

#### **U0142359 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.

#### **U0142360     Cycle Parking**

No part of the development shall be occupied until cycle parking facilities have been provided in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show the position, design, materials and finishes thereof.

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

#### **U0142361     Boundary Treatments**

Prior to relevant works, a plan indicating the positions, design, materials and type of boundary treatment to be erected shall be submitted to and approved in writing by the local planning authority. The boundary treatment shall be put in place prior to any occupation of the development hereby permitted. The development shall be carried out in accordance with the approved boundary treatment.

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

#### **U0142362     Refuse arrangements**

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

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

#### **U0142363     External lighting**

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

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

#### **U0142364     Potentially Contaminated Sites**

1. No development shall take place until:

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

b) an intrusive site investigation has been carried out comprising: sampling of soil, soil vapour, ground gas, surface water and groundwater to the satisfaction of the local planning authority. Such work to be carried out by suitably qualified and accredited geo-environmental consultants in accordance with the current U.K. requirements for sampling and testing.

c) written reports of i) the findings of the above site investigation and ii) a risk assessment for sensitive receptors together with a detailed remediation strategy designed to mitigate the risk posed by the identified contamination to sensitive receptors have been submitted to and approved in writing by the local planning authority

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

2. None of the dwellings/buildings hereby approved shall be occupied until:



a) the remediation works approved as part of the remediation strategy have been carried out in full and in compliance with the approved strategy. If during the remediation or development work new areas of contamination are encountered, which have not been previously identified, then the additional contamination should be fully assessed in accordance with condition [1(b, c)] above and an adequate remediation scheme shall be submitted to and approved in writing by the local planning authority and fully implemented thereafter.

b) a verification report, produced on completion of the remediation work, has been submitted to and approved in writing by the local planning authority. Such report to include i) details of the remediation works carried out and ii) results of verification sampling, testing and monitoring and iii) all waste management documentation showing the classification of waste, its treatment, movement and disposal in order to demonstrate compliance with the approved remediation strategy.

REASON: To protect future users of the site and the environment.

#### **U0142365 Submitted Arboricultural details**

A. The development hereby approved shall not be implemented other than in accordance with the principles and methodology as described within the submitted "Arboricultural Report Ref: ha/aiams2/20/47aLMR", unless otherwise previously agreed in writing with the local planning authority.

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

C. Monitoring reports shall be submitted to the Local Planning Authority arboricultural officer upon completion of works hereby approved.

REASON: To ensure that adjacent trees are not damaged or otherwise adversely affected by demolition, building operations, excavations and soil compaction.

#### **U0142366 Fire Safety**

The development must be carried out in accordance with the provisions of the Fire Strategy Statement and further Technical note by CHPK Fire; unless otherwise approved in writing by the Local Planning Authority.

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

#### **U0142367 NRMM**

During onsite construction of any phase of development, all non-road transportable industrial equipment or vehicles which are fitted with an internal diesel powered compression ignition engine between 37 and 560KW and not intended for transporting goods or passengers on roads are required to meet Stage IIIB of EU Directive 97/68/E and be NRMM registered. Such vehicles must be run on ultra low sulphur diesel (also known as ULSD 'cleaner diesel' or 'green diesel').

"Ultra low sulphur diesel" means fuel meeting the specification within BS EN 590. Where these standards are succeeded, they should be applied when reasonable. Exemptions to these standards may be granted for specialist equipment or for equipment with alternative emission reduction equipment or run on alternative fuels. Such exemptions shall be applied for in writing to the local planning authority in advance of the use of such vehicles, detailing the reasons for the exemption being sought and clearly identifying the subject vehicles. Exemptions that are granted will be in writing and such vehicles must not be used until written exemption has been issued by the local planning authority.

No vehicles or plant to which the above emission standards apply shall be on site, at any time, whether in use or not, unless it complies with the above standards, without the prior written consent of the local planning authority.

Reason: To protect the amenity of future occupants and/or neighbours

**U0142368 Flood Resistance/Resilience**

The development/basement hereby approved shall not be constructed other than in accordance with the recommendations set out within the :a) Updated Surface & Foul Water Drainage Strategy (including Flood Risk assessment) Rev C by Constructure dated July 2022, b) Structural report (including Basement Impact assessment Rev B by Constructure dated February 2022 unless otherwise agreed in writing with the Local Planning Authority. 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 and Richmond Council's Local Plan Policy LP11 and LP21; to safeguard structural stability; and to reduce risk of life to future occupants.

**U0142369 Use of roof restricted**

The roof of the building shall not be used for any purpose other than as a means of escape in emergency or for maintenance of the building.  
REASON: To safeguard the amenities of the adjoining premises and the area generally.

**U0142370 Mechanical Services Noise Control Condit**

- a) Before any mechanical services plant 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. The plant shall thereafter not be installed or operated other than as approved
- b) The cumulative measured or calculated rating level of noise emitted from the mechanical services plant shall be 5dB(A) below the existing background noise level, at all times that the mechanical system etc operates. The measured or calculated noise levels shall be determined at the boundary of the nearest ground floor noise sensitive premises or 1 metre from the facade of the nearest first floor (or higher) noise sensitive premises, and in accordance to the latest British Standard 4142; An alternative position for assessment /measurement may be used to allow ease of access, this must be shown on a map and noise propagation calculations detailed to show how the design criteria is achieved.
- c) The plant shall be isolated so as to ensure that vibration amplitudes which causes re-radiated noise not to exceed the limits detailed in table 4 detailed in section 7.7.2 of BS8233:2014 Guidance on sound insulation and noise reduction for buildings "
- d) A commissioning acoustic test and report shall be undertaken within 2 weeks of mechanical services commissioning , in order to demonstrate that condition 1(a&c)above has been achieved. The result s of the test shall be submitted to and approved in writing by the LPA.

REASON: To protect to the living conditions of future occupants and ensure that the development does not adversely impact the amenities enjoyed by neighbouring occupants.

**U0142371 Noise Protection**

The residential units to which the application refers shall be constructed so as to provide sound attenuation against externally generated noise sources so as to achieve the internal ambient noise levels determined in accordance to the latest British Standard 8233:2014 Guidance on sound insulation and noise reduction for buildings.

REASON: To protect to the living conditions of future occupants and ensure that the development does not adversely impact the amenities enjoyed by neighbouring occupants.

#### **U0142372 Blue Roof**

Prior to commencement of superstructure works (excluding site investigations and demolition) at 47A Lower Mortlake Road, details of the proposed blue roof at second floor level shall be submitted to and approved by the Local Planning Authority. The blue roof shall be implemented prior to residential occupation of the sui-generis co-living units, in accordance with the approved specifications and permanently thereafter, unless otherwise approved, in writing, by the Local Planning Authority.

REASON: To ensure the sustainability benefits of the development are delivered and maintained

#### **U0142373 Piling (Thames Water)**

No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure.

#### **U0142374 Phasing**

No development, shall take place, apart from demolition, enabling and earthworks until such time as a phasing plan for the application site has been submitted and approved in writing by the Local Planning Authority to ensure the basement and associated rear courtyards to no.47 and 49 Lower Mortlake road are completed before the development at 47A Lower Mortlake Road is occupied. 47A shall not be occupied until the development has been carried out in accordance with the approved phasing plan unless otherwise agreed in writing by the Local Planning Authority

REASON: To ensure the delivery and implementation of the basement and rear courtyards to protect neighbouring amenity and to satisfy the scheme principles for the site as approved.

#### **U0142375 SUDS**

Prior to commencement of groundworks (excluding site investigations and demolition) a final detailed drainage design including drawings and supporting calculations shall be submitted to and approved in writing by the Local Planning Authority. A detailed management plan confirming routine maintenance tasks and responsibility for all drainage components shall also be submitted and approved with the Local Planning Authority to demonstrate how the drainage system is to be maintained for the lifetime of the development. The approved details shall be implemented prior to the occupation of the development hereby approved

REASON: To prevent the risk of flooding to and from the site in accordance with relevant policy requirements including but not limited to London Plan Policy 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.

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### **DETAILED INFORMATIVES**

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#### **U0070080 Composite Informative**

**Reason for granting:**

The proposal has been considered in the light of the Development Plan, comments from statutory consultees and third parties (where relevant) and compliance with Supplementary Planning Guidance as appropriate. It has been concluded that there is not a demonstrable harm to interests of acknowledged importance caused by the development that justifies withholding planning permission.

**Principal Policies:**

Where relevant, the following have been taken into account in the consideration of this proposal:-

London Plan Policies:

Local Plan Policies:\*\*\*\*

Supplementary Planning Guidance:\*\*\*\*

**Building Regulations:**

The applicant is advised that the erection of new buildings or alterations to existing buildings should comply with the Building Regulations. This permission is NOT a consent under the Building Regulations for which a separate application should be made. For application forms and advice please contact the Building Control department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411). If you alter your proposals in any way, including to comply with the Building Regulations, a further planning application may be required. If you wish to deviate in any way from the proposals shown on the approved drawings you should contact the Development Management department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411).

**Damage to the public highway:**

Care should be taken to ensure that no damage is caused to the public highway adjacent to the site during demolition and (or) construction. The Council will seek to recover any expenses incurred in repairing or making good such damage from the owner of the land in question or the person causing or responsible for the damage.

BEFORE ANY WORK COMMENCES you MUST contact the London Borough of Richmond upon Thames, 44 York Street, Twickenham TW1 3BZ, Telephone 020 8891 1411 to arrange a pre-commencement photographic survey of the public highways adjacent to and within the vicinity of the site. The precondition survey will ensure you are not charged for any damage which existed prior to commencement of your works.

If you fail to contact us to arrange a pre commencement survey then it will be assumed that any damage to the highway was caused by your activities and you will be charged the full cost of repair.

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

**Noise control - Building sites:**

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

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

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

Monday to Friday 8am to 6pm  
Saturdays 8am to 1pm  
Sundays and Public Holidays - No noisy activities allowed

Applicants should also be aware of the guidance contained in British Standard BS 5228-1:2009+A1:2014 - Noise and vibration control on construction and open sites.

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

#### **U0070082 NPPF APPROVAL - Para. 38-42**

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

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

In this instance:

- o The application was amended following negotiations with the Council to ensure the scheme complied with adopted policy and guidance, and a decision was made without delay.

#### **U0070083 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.

#### **U0070085 Building regulations required**

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

#### **U0070086 Refuse storage and collection**

The applicant is advised to contact Recycling and Waste, London Borough of Richmond upon Thames, Central Depot, Langhorn Drive, Twickenham TW2 7SG with regard to arrangements for the collection and storage of refuse. The provision of an enclosure may require the submission of a further application.

#### **U0070109 Basement**

As a new basement adjacent to the highway on Blue Anchor Alley and on Lower Mortlake Road, you will require an approval in principle from TfL's Asset Manager and from Richmond Council's Structural Engineer, before development commences, to protect the structural integrity of the highway.

#### **U0070815 landscaping**

In discharging details of the landscaping the applicant is advised that the LPA would wish to see meaningful landscaping to the front boundary treatments in particular to address the impact of the large lightwells on the streetscene.

## U0070104 Thames Water

Thames Water were consulted on this matter and their full comments passed to the applicant:

### Waste Comments

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

<https://eur01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fdevelopers.thameswater.co.uk%2FDeveloping-a-large-site%2FPlanning-your-development%2FWorking-near-or-diverting-our-pipes&data=04%7C01%7CNetcall59r%40richmondandwandsworth.gov.uk%7Cbd6d5a20355842508b0008d9f88218f6%7Cd9d3f5acf80349be949f14a7074d74a7%7C0%7C0%7C637814059916138225%7CUnknown%7CTWFpbGZsb3d8eyJWlloiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikl1haWwiLCJXVCi6Mn0%3D%7C3000&sdata=Pz zDwsyecr9iWqygRSL5gJ1dJK1PSF38YopXcyXhDw0%3D&reserved=0>

The proposed development is located within 15 metres of a strategic sewer. Thames Water requests the following condition to be added to any planning permission. "No piling shall take place until a PILING METHOD STATEMENT (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement." Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure. Please read our guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other

structures.<https://eur01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fdevelopers.thameswater.co.uk%2FDeveloping-a-large-site%2FPlanning-your-development%2FWorking-near-or-diverting-our-pipes&data=04%7C01%7CNetcall59r%40richmondandwandsworth.gov.uk%7Cbd6d5a20355842508b0008d9f88218f6%7Cd9d3f5acf80349be949f14a7074d74a7%7C0%7C0%7C637814059916138225%7CUnknown%7CTWFpbGZsb3d8eyJWlloiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikl1haWwiLCJXVCi6Mn0%3D%7C3000&sdata=Pz zDwsyecr9iWqygRSL5gJ1dJK1PSF38YopXcyXhDw0%3D&reserved=0>. Should you require further information please contact Thames Water. Email: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk) Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission: "A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by

telephoning 020 3577 9483 or by emailing [trade.effluent@thameswater.co.uk](mailto:trade.effluent@thameswater.co.uk) .

Application forms should be completed on line via

<https://eur01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.thameswater.co.uk%2F&data=04%7C01%7CNetcall59r%40richmondandwandsworth.gov.uk%7Cbd6d5a20355842508b0008d9f88218f6%7Cd9d3f5acf80349be949f14a7074d74a7%7C0%7C0%7C637814059916138225%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikk1haWwiLCJXVCi6Mn0%3D%7C3000&sd ata=2gmaE63fo63F3X9e45jZSB3aQD0q5ntdwgm9qELfALo%3D&reserved=0>.  
Please refer to the Wholesale; Business customers; Groundwater discharges section.

With regard to SURFACE WATER drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Management of surface water from new developments should follow Policy SI 13 Sustainable drainage of the London Plan 2021. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website.

<https://eur01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fdevelopers.thameswater.co.uk%2FDeveloping-a-large-site%2FApply-and-pay-for-services%2FWastewater-services&data=04%7C01%7CNetcall59r%40richmondandwandsworth.gov.uk%7Cbd6d5a20355842508b0008d9f88218f6%7Cd9d3f5acf80349be949f14a7074d74a7%7C0%7C0%7C637814059916138225%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikk1haWwiLCJXVCi6Mn0%3D%7C3000&sd ata=cBAWjx3%2FSCSL6W5uBB04rCxgfuZRe3pSkjvWLKYtkdo%3D&reserved=0>.

As required by Building regulations part H paragraph 2.36, Thames Water requests that the Applicant should incorporate within their proposal, protection to the property to prevent sewage flooding, by installing a positive pumped device (or equivalent reflecting technological advances), on the assumption that the sewerage network may surcharge to ground level during storm conditions. If as part of the basement development there is a proposal to discharge ground water to the public network, this would require a Groundwater Risk Management Permit from Thames Water. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing [trade.effluent@thameswater.co.uk](mailto:trade.effluent@thameswater.co.uk) .

Application forms should be completed on line via

<https://eur01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.thameswater.co.uk%2F&data=04%7C01%7CNetcall59r%40richmondandwandsworth.gov.uk%7Cbd6d5a20355842508b0008d9f88218f6%7Cd9d3f5acf80349be949f14a7074d74a7%7C0%7C0%7C637814059916138225%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikk1haWwiLCJXVCi6Mn0%3D%7C3000&sd ata=2gmaE63fo63F3X9e45jZSB3aQD0q5ntdwgm9qELfALo%3D&reserved=0>.  
Please refer to the Wholesale; Business customers; Groundwater discharges section.

Thames Water would advise that with regard to WASTE WATER NETWORK and SEWAGE TREATMENT WORKS infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.

#### Water Comments

The proposed development is located within 15m of a strategic water main. Thames Water request that the following condition be added to any planning permission. No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water.

Any piling must be undertaken in accordance with the terms of the approved piling method statement. Reason: The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure. Please read our guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.

<https://eur01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fdevelopers.thameswater.co.uk%2FDeveloping-a-large-site%2FPlanning-your-development%2FWorking-near-or-diverting-our-pipes&data=04%7C01%7CNetcall59r%40richmondandwandsworth.gov.uk%7Cbd6d5a20355842508b0008d9f88218f6%7Cd9d3f5acf80349be949f14a7074d74a7%7C0%7C0%7C637814059916138225%7CUnknown%7CTWFPbGZsb3d8eyJWljoimc4wLjAwMDAilCJQljoiv2luMzliLCJBTil6lk1haWwiLCJXVCI6Mn0%3D%7C3000&data=Pz zDwsyecr9iWqygRSL5gJ1dJK1PSF38YopXcyXhDw0%3D&reserved=0>. Should you require further information please contact Thames Water. Email: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk)

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](https://thameswater.co.uk/buildingwater).

On the basis of information provided, Thames Water would advise that with regard to water network and water treatment infrastructure capacity, we would not have any objection to the above planning application. Thames Water recommends the following informative be attached to this planning permission. 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.

#### **U0070107 Hoarding license**

A hoarding licence from the Borough's Highway Inspection and Enforcement team may be required and you are advised to contact transport for London (TfL) Asset Management team as the guardians of Lower Mortlake Road, for any licences e.g. to put a conveyor system over the highway and to place signage.

#### **U0070108 Section 278**

There is a Grampian condition, which will require you to enter into an agreement under S278 of the Highways Act 1980 to restore the vehicular cross-over immediately south of the proposed access to the level of the surrounding footway and to install demarcation studs at the south-western corner of the site

#### **U0070087 Vehicular Crossover**

The permission hereby granted shall not be construed as authority to carry out works on the publicly maintained highway. The applicant is advised that all such works must be carried out by the Council's own appointed contractor following approval from Highways Management Group, London Borough of Richmond upon Thames, 44 York Street, Twickenham TW1 3BZ or [highwaysandtransport@richmond.gov.uk](mailto:highwaysandtransport@richmond.gov.uk).

Further details and application forms can be obtained from the Civic Centre by telephoning 020 8891 1411 or online [http://www.richmond.gov.uk/dropped\\_kerbs](http://www.richmond.gov.uk/dropped_kerbs). Application forms must be accompanied by a copy of the planning consent to which the application relates and the relevant part of the approved drawing. The cost of these highway works will be charged to the applicant.



END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION  
22/0399/FUL

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# **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](http://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](http://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](http://www.planninginspectorate.gov.uk)

Email [enquiries@pins.gsi.gov.uk](mailto: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](http://www.richmond.gov.uk/planning)

Email [planningappeals@richmond.gov.uk](mailto: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