

Environment Directorate / Development Management

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Mr Joe Cunnane
Cunnane Town Planning LLP
Oriel House
26 The Quadrant
Richmond
TW9 1DL
United Kingdom

Letter Printed 12 January 2023

FOR DECISION DATED
12 January 2023

Dear Sir/Madam

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

Application: 21/4099/FUL
Your ref: Sugden Hall, Station Road, Te...
Our ref: DC/AMU/21/4099/FUL/FUL
Applicant: Mr Robin Mallin
Agent: Mr Joe Cunnane

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

Sugden Hall Station Road Teddington TW11 9AA

for

Change of use from F1 (learning and non-residential institutions) to E medical (mental therapy).

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

Yours faithfully

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

Robert Angus
Head of Development Management

SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 21/4099/FUL

APPLICANT NAME

Mr Robin Mallin
c/o Cunnane Town Planning LLP
ORIEL HOUSE, 26 THE QUADRANT
RICHMOND UPON THAMES
TW9 1DL
United Kingdom

AGENT NAME

Mr Joe Cunnane
Oriel House
26 The Quadrant
Richmond
TW9 1DL
United Kingdom

SITE

Sugden Hall Station Road Teddington TW11 9AA

PROPOSAL

Change of use from F1 (learning and non-residential institutions) to E medical (mental therapy).

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

U0147371	Approved Drawings
AT01	Development begun within 3 years
U0147372	Materials matching
U0147376	Use restricted - social/community use
PK06A	Cycle parking
U0147374	Hard/soft landscaping
U0147375	BREEAM Non Housing
U0147373	Fire Strategy

INFORMATIVES

U0073376	Section 106 Agreement
U0073379	NPPF Approval paras 38-42
U0073378	Composite informative
U0073377	Building Regs

DETAILED CONDITIONS AND INFORMATIVES

DETAILED CONDITIONS

U0147371 Approved Drawings

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

2020/TW11/P6 received 30/11/2021, 2022/TW11/P1, 2022/TW11/P2 received 19/07/2022.

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

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.

U0147372 Materials matching

No new external finishes (including fenestration), including works of making good, shall be carried out other than in materials to match the existing, unless otherwise stated on the approved plans or submitted application form.

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

U0147376 Use restricted - social/community use

The use of the site to which this permission pertains shall be restricted to the following uses within Use Class E only:

- o E(d) Indoor sport, recreation or fitness (not involving motorised vehicles or firearms or use as a swimming pool or skating rink,)
- o E(e) Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)
- o E(f) Creche, day nursery or day centre (not including a residential use)

REASON: To protect the amenities of neighbours and the wider area, and to render the application acceptable overall.

PK06A Cycle parking

No building/dwelling/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.

U0147374 Hard/soft landscaping

Prior to occupation of the development hereby approved, full details of both hard and soft landscaping works shall be submitted to and approved in writing by the local planning authority.

(A) 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

U0147375 BREEAM Non Housing

The development hereby approved shall achieve BREEAM Rating 'Excellent' in accordance with the terms of the application & the requirements of the BREEAM Guide (or such national measure of sustainability for design that replaces that scheme).

REASON: In the interests of promoting sustainable forms of developments and to meet the terms of the application.

U0147373 Fire Strategy

The development must be carried out in accordance with the provisions of the Fire Safety Strategy prepared by Robin Mallin BSc BArch RIBA dated 15/07/2022 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.

DETAILED INFORMATIVES

U0073376 Section 106 Agreement

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

U0073379 NPPF Approval paras 38-42

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

- o Providing a formal pre-application service

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

In this instance:

- 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 within an agreed extension of time.

U0073378 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 (2021)

- o Policy D12 Fire Safety
- o Policy T5 Cycling
- o Policy T6 Car Parking

Local Plan (2018):

- o Policy LP1 Local Character and Design Quality
- o Policy LP3 Designated Heritage Assets
- o Policy LP4 Non-Designated Heritage Assets
- o Policy LP8 Amenity and Living Conditions
- o Policy LP10 Local Environmental Impacts, Pollution and Land Contamination
- o Policy LP25 Development in Centres
- o Policy LP28 Social and Community Infrastructure
- o Policy LP30 Health and Wellbeing
- o Policy LP44 Sustainable Travel Choices
- o Policy LP45 Parking Standards and Servicing

Supplementary Planning Documents (SPDs) / Guidance (SPGs):

- o Buildings of Townscape Merit SPD (May 2015)
- o Development Control for Noise Generating and Noise Sensitive Development (September 2018)
- o Hampton Wick and Teddington Village Planning Guidance SPD (June 2017)
- o Refuse and Recycling Storage Requirements SPD (March 2010)
- o Transport SPD (June 2020)

Conservation Area Statement

- o CA37 High Street Teddington

Building Regulations:

The applicant is advised that the erection of new buildings or alterations to existing buildings should comply with the Building Regulations. This permission is NOT a consent under the Building Regulations for which a separate application should be made. For application forms and advice please contact the Building Control Section of the

Street Scene department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411).

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

Damage to the public highway:

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

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

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

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

Noise control - Building sites:

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

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

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

Monday to Friday 8am to 6pm

Saturdays 8am to 1pm

Sundays and Public Holidays- No noisy activities allowed

Applicants should also be aware of the guidance contained in British Standard 5228;2009- Noise and vibration control on construction and open sites

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Any enquiries for further information should be made to the Commercial Environmental Health Team, 2nd Floor Civic Centre, 44 York Street, Twickenham TW1 3AB.