



**LONDON BOROUGH OF
RICHMOND UPON THAMES**

TOWN AND COUNTRY PLANNING ACT 1990 : DECISION NOTICE

Reference No. 04/0339/FUL

Date: 29 April, 2004

ST MARY'S COLLEGE
c/o MALCOLM JUDD & PARTNERSHIP
70 HIGH STREET
CHISLEHURST
KENT
BR7 5AQ

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 2 February, 2004 and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

ST. MARYS UNIVERSITY COLLEGE, WALDEGRAVE ROAD, TWICKENHAM

for

ERECTION OF ADDITIONAL HALLS OF RESIDENCE ADJOINING AND LINKED TO THE EXISTING HALLS OF RESIDENCE. ASSOCIATED NEW LAYOUT FOR CAR PARKING, CYCLE PARKING, HARD AND SOFT LANDSCAPING.

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 following condition(s) and/or informative(s):

CONDITIONS:

BD12 DETAILS MATS TO BE APPROVED	DV28 EXTERNAL ILLUMINATION
DV40 TRAVEL PLAN (18.11.02)	LA02A NO FELLING/LOPPING
LA03AUEXISTING TREES WHICH ARE TO BE RETAI	LA04AUPROTECT TREES-SHOWN ON PLAN
LA09U SCRN PLANTING APPRVD & CARRIED	LA16 WRITTEN NOTIFICATION START WK
PK02AUPARKING/LOADING/TURNING CNSTRC	PK06A CYCLE PARKING

INFORMATIVES:

IE05A NOISE CONTROL - BUILDING SITES	IH06A DAMAGE TO PUBLIC HIGHWAY
IH08 TRANSPORT PLAN	IL10 BUILDING REGULATIONS REQUIRED
IL12U APPROVED DRAWING NUMBERS	IL16U RELEVANT POLICIES AND PROPOSALS

Environmental Protection and Customer Services
Civic Centre, 44 York Street
Twickenham, TW1 3BZ
Tel: 020 8891 7300

FULG

Signature

ON BEHALF OF THE COUNCIL
(SEE ATTACHED NOTES)

The full text of the condition(s) and/or informative(s) is shown on the attached sheet(s).

ST MARY'S COLLEGE
c/o MALCOLM JUDD & PARTNERSHIP
70 HIGH STREET
CHISLEHURST
KENT
BR7 5AQ

Reference No. 04/0339/FUL

The condition(s) and/or informative(s) applicable to this application are as follows:

CONDITIONS:

BD12 DETAILS MATS TO BE APPROVED

The external surfaces of the building(s) (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.

DV28 EXTERNAL ILLUMINATION

Any external illumination of the premises shall not be carried out except in accordance with details giving the method and intensity of any such external illumination which shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of any part of the buildings.

REASON: To protect/safeguard the amenities of the locality.

DV40 TRAVEL PLAN (18.11.02)

The development shall not be commenced until a Travel Plan has been submitted to, and approved in writing by, the Local Planning Authority. Such a plan is to include details of the provision/encouragement of alternative modes of transport to the car for all users of the site, together with the phasing of measures as appropriate. The approved Travel Plan shall be implemented on the commencement/occupation of the development.

REASON: In order to comply with the objectives of national and local Planning Policies (within the Council's Unitary Development Plan) which promote sustainable development with particular regard to transport.

LA02A NO FELLING/LOPPING

For a period of 5 years from the date of this permission no trees shall be wilfully damaged, destroyed or uprooted, and no trees felled or lopped without the previous written consent of the Local Planning Authority. Any trees which die, are removed without the permission of the Local Planning Authority or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

REASON: The existing trees represent an important amenity which the Local Planning Authority considers should be substantially maintained.

LA03AU EXISTING TREES WHICH ARE TO BE RETAINED

In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars and paragraphs (a) and (b) below shall have effect until the expiration of [1 year] from [the date of the occupation of the building for its permitted use]

a. No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written authority of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with BS3998 (Tree Work).

b. If any retained tree is removed, uprooted or destroyed or dies, another

tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

c. The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance

with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

REASON: The existing trees represent an important amenity which the Local Planning Authority consider should be substantially maintained.

LA04AU PROTECT TREES-SHOWN ON PLAN

No equipment, machinery or materials are to be brought on the site for the purpose of the development until all the trees to be retained have been protected by fences or other suitable means of enclosure to the distance of the outermost limit of the branch spread or as per recommendations given in BS5837 (1991), Table A, "A Guide for Trees in Relation to Construction" whichever is the further from the tree and with regard to this proposal the protective fencing shall be at least 2.4m high, comprising a scaffolding framework, as in 8.2.2. of BS5837 (1991), supporting a minimum of 20mm exterior grade ply or other approved robust man-made boards as shown in BS5837 (1991), Figure 5, within which no activities associated with building operations shall take place, such areas also being free of the storage of materials or temporary structures. No fire shall be lit within 10m from the outside of the crown spread of the trees to be retained.

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

LA09U SCRN PLANTING APPRVD & CARRIED

(i) Details of a scheme of planting to provide a screen for the site/along the southern and eastern boundaries, consisting predominantly of trees or other suitable plants capable of a growth to a height of 7 metres, shall be submitted to and approved in writing by the Local Planning Authority.

(ii) The said planting shall be carried out in accordance with the details so approved within the first planting season immediately following the carrying out of the development. Any trees which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

REASON: To safeguard the amenities of neighbouring occupiers. To ensure that the proposed development does not prejudice the appearance of the locality.

LA16 WRITTEN NOTIFICATION START WK

No work shall commence on site without prior written notification of that start to the Local Planning Authority and agreement having been reached in writing as to the supervision of works on site.

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

PK02AU PARKING/LOADING/TURNING CNSTRC

No building/dwelling/part of the development shall be occupied until the car and cycle parking spaces indicated on Drawing No. 02644P(O)02 has been constructed to the satisfaction of the Local Planning Authority and shall at no time be used other than by occupiers/callers to the premises and for no other purpose.

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

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.

INFORMATIVES:**IE05A NOISE CONTROL - BUILDING SITES**

Attention is drawn to the noise control provisions of the Environmental Protection Act 1990. Any enquiries for further information should be made to the Commercial Environmental Health Team, 7B Parkshot, Richmond, TW9 2RT (Tel: 020 8891 7994)

IH06A DAMAGE TO 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.

If the pavement is already broken or damaged you should contact the Highways Management Group on 020 8891 7083 to arrange a joint inspection of the footway before work commences. Otherwise you may be held responsible for any damage found on completion of the works.

IH08 TRANSPORT PLAN

The applicant is asked to contact the Council's Principal Engineer, Mr T Smedley (Ext. 7310), regarding the preparation of a "Travel Plan" to show the proposed means of travel by employees and prospective visitors to the site including control of the on-site car parking spaces.

IL10 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 Environmental Protection and Customer Services, 2nd floor Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411).

IL12U APPROVED DRAWING NUMBERS

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 Section of Environmental Protection and Customer Services, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 7300).

For the avoidance of doubt the drawing numbers to which this decision refers are as follows:-

02644/P(0)01, 02644/P(0)02, 02644/P(0)10, 02644/P(0)11, 02644/P(0)12, 02644/PL(9)01, 02644/PL(9)02, 02644/PL(9)03, 02644/P(0)03, 02644/P(0)04, 02644/P(0)05, 02644/P(0)06, 02644/P(0)07, 02644/P(0)08 and 02644/P(0)09 received on 2 February 2004

IL16U RELEVANT POLICIES AND PROPOSALS

The following have been taken into account in the consideration of this proposal:-

Adopted Unitary Development Plan 1996 policies

ENV 3, 8, 12, 19, 20, 22, 23, 24, 41, HSG 10, HEP 9, TRN 22, 23

Emerging Unitary Development Plan - First Review policies

ENV 1, 9, 10, BLT 8, 11, 12, 14, 15, 16, HSG 10, CCE 8. TRN 2, 4