

Environment Directorate / Development Management

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Mr James McDonnell
Avison Young
65 Gresham Street
LONDON
EC2V 7NQ
UK

Letter Printed 23 March 2023

FOR DECISION DATED
23 March 2023

Dear Sir/Madam

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

Application: 22/1496/FUL
Your ref: Richmond Inn
Our ref: DC/DAV/22/1496/FUL/FUL
Applicant: .
Agent: Mr James McDonnell

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

Richmond Inn Hotel 50 - 56 Sheen Road Richmond TW9 1UG

for

Change of use from hotel (Class C1) to care and physiotherapy-led rehabilitation centre (Class C2) to include partial demolition and extension of the existing building along with the provision of associated car parking, cycle parking, refuse storage, landscaping, boundary treatments, servicing, access and necessary highways works.

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 22/1496/FUL

APPLICANT NAME

.
38 Seymour Street
London
W1H 7BP
UK

AGENT NAME

Mr James McDonnell
65 Gresham Street
LONDON
EC2V 7NQ
UK

SITE

Richmond Inn Hotel 50 - 56 Sheen Road Richmond TW9 1UG

PROPOSAL

Change of use from hotel (Class C1) to care and physiotherapy-led rehabilitation centre (Class C2) to include partial demolition and extension of the existing building along with the provision of associated car parking, cycle parking, refuse storage, landscaping, boundary treatments, servicing, access and necessary highways works.

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NRMM

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DETAILED CONDITIONS AND INFORMATIVES

DETAILED CONDITIONS

U0148815 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.

U0148816 Approved Plans

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

888-002 P1, 888-010 P1, 888-011 P1, 888-012 P1, 888-013 P1, 888-014 P1, 888-020 P1, 888-030 P1, 888-99 P1, 888-130 P1, 888-150 P1, 888-600 P1, 888-601 P1, 888-602 P1, 888-603 P1, 888-610 P1; received 10 May 2022;

888-001 P2; received 30 May 2022;

888-604 P1 received 16 August 2022;

888-100 P4, 888-101 P3, 888-102 P1, 888-103 P1, 888-104 P4, 888-120 P2, 888-121 P3, received 21 October 2022

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

U0148817 Construction Method Statement

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) 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.

U0148818 Ecological Construction Management Plan

No works shall start until an Ecological Construction Management Plan is submitted to and approved in writing by the local planning authority. The development shall thereafter be constructed in accordance with the approved details.

REASON: To prevent harm to wildlife and protect existing biodiversity.

U0148819 Arboricultural Method Statement (AMS)

Prior to the commencement of development, an Arboricultural Method Statement (AMS), shall be submitted to and approved in writing by the Local Planning Authority informed by the submitted Arboricultural documentation "Arboricultural Report Ref: CTC.STR.AR - V1, dated 21/03/2022". 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 schemes specific method of construction (where applicable)

C. Outline any tree constraints and explain any impacts for both above and below ground and specify mitigation measures in line with BS5837.

D. Detail all tree protection by way of a specification, in line with BS5837 including a "Tree Protection Plan" (TPP)

E. Detail any special engineering for construction within the Root Protection Area.

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 Arboriculturalist or Arboricultural Contractor. All 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 to achieve an auditable monitoring and supervision programme, including 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

U0148820 Pre-Start Meeting

(A) Following the implementation of the Tree Protection, and no later than 14 days prior to the commencement of development (or any materials or machinery being brought onto the site), the Local Planning Authority Arboricultural Officer shall be formally invited, to attend a 'pre-start meeting'. Key stakeholders (including site manager, project arboriculturist and other key site personnel) shall attend the pre-start meeting.

(B) Minutes from the meeting must be prepared and submitted by the applicant to the Local Planning Authority Arboricultural Officer prior to the commencement of development.

REASON: To ensure that sufficient tree protection is in place and to prevent the tree (s) from being damaged or otherwise adversely affected by building operations and soil compaction.

U0148821 Contaminated Land

No development shall take place until:

a) a site-investigation, informed by the Preliminary Risk Assessment within the Basement Impact Assessment Ref: J22097 Rev 1 (dated May 2022), has been conducted to consider the potential for contaminated-land 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.

b) 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 (1a), subject to the agreement of the Local Planning Authority

2. None of the 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 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.

U0148822 Sustainable Drainage Strategy

Prior to commencement of groundworks (excluding site investigations and demolition), a final detailed drainage design including drawings and supporting calculations aligned with the Revised Sustainable Drainage Strategy Rev 2 dated August 2022 and Technical Note Rev P2 dated October 2022 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 in writing 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.

U0148823 Biodiverse Green Roof

Prior to commencement of superstructure works (excluding site investigations and demolition), details of the biodiversity (green) roof(s) shall be submitted to and approved in writing by the Local Planning Authority, including details of maintenance. The biodiversity roof(s) shall be biodiversity based with extensive substrate base (min depth 80mm). The biodiversity roof shall be implemented in accordance with the details approved and planted/seeded with the agreed mix of species within the first planting season following the practical completion of the building works.

REASON: To enhance nature conservation interest

U0148824 Construction materials

The external surfaces of the buildings (including fenestration, masonry, bonding pattern) 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

U0148825 Construction details

Prior to relevant works, detailed drawings (including cross-sections as appropriate) to a scale of not less than 1:20 shall be submitted to and approved in writing by the Local Planning Authority, such details to show:

- a) fenestration detail on the BTM;
- b) fenestration to the new extension to the rear;
- c) details of entrance glazed canopy and rear glazed conservatory;
- d) eaves overhang of the new extension to the rear;
- e) entrance gates to Sydney Road; and
- f) boundary walls.

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

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

U0148826 Brickwork/render

The cleaning of brickwork and removal of render from the BTMs shall not be carried out other than in accordance details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of relevant works, such details to include:

- a) details of the methodology to be utilised; and
- b) sample panels of the cleaned brickwork which shall be provided on site and retained on site until the work is completed.

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

U0148827 Sample panels of brickwork

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

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

U0148828 Noise protection scheme

Details of the final glazing fabrication and acoustic specifications shall be submitted to and approved in writing by the Local Planning Authority before the relevant parts of the

works are commenced. The development shall not be implemented other than in accordance with approved details.

REASON: To safeguard the amenities of the adjoining occupiers and future occupants.

U0148829 Hard and Soft Landscaping

A) No part of the development shall be occupied until full details of hard and soft landscaping works (informed by the Proposed Landscape Design, subsequent Addendum to Landscape Plans received 16 August 2022, SY685-100-0100 Rev A received 21.10.22; DEFRA Biodiversity Metric Calculations and Biodiversity Impact Assessment received 31 October 2022), 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 artefacts and structures (e.g. furniture, refuse or other storage units, signs, lighting etc); and 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 landscaping works shall be carried out in accordance with the approved details and in any event prior to the occupation 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.

U0148830 Tree Planting Scheme

1. Prior to the occupation of the development hereby approved and notwithstanding the details shown on the approved drawings, 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 aftercare, maintenance and management programme.

2. Written and photographic confirmation of the tree planting, as specified in the approved Tree Planting Scheme shall be submitted at the conclusion of the project to the local planning authority.

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 and maintain tree cover.

U0148831 Ecological Enhancements

Prior to the occupation of the development hereby approved, an Ecological Enhancement Plan which complies with and includes the recommendations, mitigation

and enhancements of Section 5 of the Greengage Preliminary Ecological Appraisal (dated October 2021) and Section 5 of the Bat Emergence Report (dated October 2021) shall be submitted to and agreed in writing by the Local Planning Authority. Details should include specific location (including proposed aspect and height), specific product/dimensions, proposed maintenance and timetable for implementation. No part of the development shall be occupied until the corresponding approved details have been implemented in full, unless previously agreed in writing with the local planning authority.

REASON: To protect and enhance the biodiversity value of the site.

U0148832 Parking Layout

The car parking layout as shown on drawing no. 888.100 P4 shall be implemented in full prior to first occupation of the development hereby approved and:

- a) shall not be used for any purpose other than for the parking of private motor vehicles used by employees/commercial users or visitors to the development; and
- b) the parking spaces shall provide at least passive infrastructure for electric or other ultra-low emission vehicles.

REASON: To ensure the development does not have an adverse impact on local traffic and parking conditions, and to accord with the London Plan.

U0148833 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.

U0148834 Delivery and Servicing Strategy

Prior to the occupation of the development hereby approved, a delivery, servicing and operational waste and recycling strategy shall be submitted to and agreed in writing by the Local Planning Authority. The scheme approved by the local planning authority shall be implemented at all times in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure a safe and convenient form of development with limited impact on local roads and to safeguard the amenities of nearby occupiers and the area generally and to ensure adequate refuse storage is provided on site and can be readily collected, to accord with the Refuse and Recyclables in Development SPD.

U0148835 Renewable energy details

Notwithstanding the details shown on the approved drawings, further details of the air source heat pumps to be installed in accordance with the approved Energy Strategy Rev 2 (dated May 2022) shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The details shall include the siting, design, technical specification and noise output (where applicable). The development hereby approved shall not be occupied until the renewable energy measures have been implemented in accordance with the approved details. The renewable energy plant shall not be operated other than in accordance with the approved details.

REASON: In the interests of promoting sustainable forms of developments, to meet the terms of the application, to protect neighbouring amenity and to accord with the Council's carbon reduction targets.

U0148836 Odour Control

Prior to the first use of the premises details of a scheme for the extraction and treatment of fumes and odours generated from cooking or any other activity undertaken on the

premises shall be submitted to and approved in writing by the local planning authority. Any equipment, plant or process approved pursuant to such details shall be installed prior to the first use of the premises and shall be operated and retained in accordance with the approved details and operated in accordance with manufacturer's instructions. REASON: To safeguard the amenities of the adjoining occupiers.

U0148837 Mechanical Services

- a) Before any mechanical services plant including heating, ventilation and air conditioning (HVAC) and kitchen extraction plant to which the application refers is used at the premises, a scheme shall be submitted to and approved in writing by the local planning authority which demonstrates that the following noise design requirements can be complied with and shall thereafter be retained as approved
- b) The cumulative measured or calculated rating level of noise emitted from the mechanical services plant including heating, ventilation and air conditioning (HVAC) and kitchen extraction plant to which the application refers, shall be 5dB(A) below the existing background noise level as provided at Table 7 of the submitted Noise Assessment Report Revision 02 (dated 5th May 2022) prepared by Hoare Lea, 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 results of the test shall be submitted to and approved in writing by the LPA.

REASON: To safeguard the amenities of the adjoining occupiers.

U0148838 Flood Mitigation

The development permitted by this planning permission shall only be carried out in accordance with the submitted Flood Risk Assessment Rev P1 (dated May 2022), Revised Sustainable Drainage Strategy Rev 2 (dated August 2022) and Technical Note Rev P1 (dated October 2022) prepared by Elliott Wood Partnership Ltd and the mitigation measures described within unless otherwise agreed in writing with the Local Planning Authority. The mitigation measures shall be fully implemented prior to first use, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

REASON: To reduce the risk of flooding to the proposed development and future occupants and to reduce the effects of flooding to the proposed development and future occupants.

U0148839 Preliminary Ecological Appraisal

Should works not commence before April 2024, a repeat survey will be required to be submitted and approved in writing by the Local Planning Authority.

REASON: To ensure bat data is current and that good practice is implemented.

U0148840 Thames Water Condition

The development shall not be occupied until confirmation has been provided that all water, surface water and wastewater network upgrades required to accommodate the additional flows from the development have been completed.

REASON: The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development. The development may lead to flooding and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional flows anticipated from the new development. The development may lead to sewage flooding and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional flows anticipated from the new development. Any necessary reinforcement works will be necessary in order to avoid sewer flooding and/or potential pollution incidents.

U0148841 Use restricted

The development hereby approved shall be solely used as visitor accommodation providing care and rehabilitation and no other purpose within Use Class C2 as specified in the schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision

revoking or re-enacting that order; and should the use as visitor accommodation providing care and rehabilitation cease the use of the premises shall revert to C1 Hotels.

REASON: To safeguard hotel provision in the long term and accord with the London Plan policy E10 and Local Plan policy LP43

U0148842 Travel plan

Notwithstanding the travel plan (dated May 2022) prepared by Vectos submitted with the application, within 6 months of first occupation of the development hereby approved, a baseline staff travel survey shall be completed and a Travel Plan Co-ordinator shall be appointed.

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 shall be submitted to the Council by the anniversary of its first approval and yearly thereafter. At the third anniversary, the travel plan (including surveys) shall be re-written and resubmitted for further approval by the Council. The approved revision shall be implemented within three months of the date of approval.

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

U0148843 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.

REASON: To protect/safeguard the amenities of the locality and to safeguard ecology.

U0148844 Energy Reduction

a. The new build development shall be constructed in accordance with the measures contained within the Energy Strategy Rev 2 (dated May 2022) prepared by Hoare Lea which shows a 67% reduction in Carbon Dioxide emissions beyond Building Regulations requirements (2013) unless otherwise agreed in writing

b. In accordance with the Energy Strategy Rev 2 (dated May 2022) by Hoare Lee, a TM54 based modelling shall be carried out once the design progresses past RIBA Stage 3/4 to confirm the anticipated energy consumption for the building. The TM54 modelling report shall be submitted to and be approved in writing with the local planning authority immediately following final modelling at RIBA stage 4 practical completion.

c. Prior to first occupation of the building a copy of the 'Be Seen' spreadsheet along with the predicted operation energy use, carbon emissions and target dates for reporting this information at subsequent stages (as-built and in-use) shall be submitted to GLA webform

REASON: In the interests of energy conservation and to accord with the terms of the application as submitted and to comply with the London Plan.

U0148845 BREEAM Excellent

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.

U0148846 Water Consumption

The building/s hereby approved shall not be occupied other than in accordance with the minimum water consumption target of BREEAM excellent standard for the 'Wat 01' water category or equivalent, unless other agreed in writing with the Local Planning Authority

Reason: In the interests of water efficiency in accordance with the Councils sustainability policies and London Plan policy SI5.

U0148847 Refuse storage

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

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

U0148848 Air Quality

The development hereby permitted shall not be undertaken other than in accordance with the Air Quality Assessment Revision 01 (dated 5th May 2022) prepared by Hoare Lea unless otherwise agreed in writing.

REASON: In the interest of Air Quality.

U0148849 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.

U0148850 Basement Construction

The basement hereby approved shall not be constructed other than in accordance with recommendations made throughout the Basement Impact Assessment Ref: J22097 Rev 1 (dated May 2022) unless approved in writing by 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, its associated Sustainable Design and Construction SPG, and Richmond Council's Local Plan Policy LP11 and LP21; to safeguard structural stability; and to reduce risk of life to future occupants.

U0148851 Fire Safety

The development must be carried out in accordance with the provisions of the Fire engineering London Plan Planning Statement by Hoare Lea Revision 03 dated 12.08.22 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 and D5.

U0148852 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

DETAILED INFORMATIVES

U0074114 S106 Agreement

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

U0074115 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.

U0074116 Details of piling-EHO consultation

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. Where developments include foundations works require piling operations it is important to limit the amount of noise and vibration that may effect local residents.

There are a number of 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;

* Hydraulic Piling

- * Auger Piling
- * Diaphragm Walling

U0074117 Ecological Enhancements

It is recommended that the Ecological Enhancement Plan includes:

- o 3 integrated bat bricks within the roof
- o 2 integrated swift boxes to be included within the building
- o 2 integrated sparrow terraces to be included within the building
- o 2no Invertebrate habitats to be included within the landscaping
- o *All plant species to be native or wildlife friendly

The planting mix on the biodiversity roof should be focused on wildflower planting, and no more than a maximum of 25% sedum coverage.

U0074118 Thames Water

Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water. Should you require further information please refer to the website.

If you're planning significant work near Thames water sewers, it's important that you minimize the risk of damage. The applicant is advised to read the guide working near or diverting our pipes.

Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses.

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.

U0074119 AMS

The applicant is advised that the following industry standards should be referred to in the Arboricultural Method Statement:

- o BS: 3998 (2010) Tree work - Recommendations
- o BS: 5837 (2012) Trees in relation to demolition, design and construction - Recommendations

U0074113 Disabled Persons

The applicant's attention is drawn to the provisions of the Chronically Sick and Disabled Persons Act 1970 (Section 4,7, 8a) and to the Code of Practice for Access for the Disabled to Buildings (BS 5810: 1979). Attention is also drawn to the provisions of Part M of the Building Regulations - access and facilities for disabled people.

U0074121 External illumination

The details of any external illumination 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.

U0074122 Construction Management Statement

The applicants are advised that when drafting the Construction Management Statement, as secured via condition, each 'point' of the condition should form a sub-heading in the Statement. Where a point is not applicable please state this, with justification.

U0074123 Renewable Energy

The applicant is encouraged to seek further on-site carbon reduction savings including through exploring the use of PV technology. The Council is ready to enter into discussions, through the Council's formal pre-application service, to advise the applicants of relevant policy and guidance in respect of the potential addition of PV to the scheme. More information on the pre-application service and relevant fees can be found online at www.richmond.gov.uk/preapplication_for_developers

U0074110 NPPF APPROVAL

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 recommended for approval and referred to the first available Planning Committee, where the agents / applicants had an opportunity to present the case.

U0074111 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:

CG2, CG5, D1, D4, D5, D8, D11, D12 & D14, E1, E2, E3, E4, E6, E8, E10, E11, HC1, HC5, G5, G6, G7, SI 1, SI2, SI3, SI12, SI13, T1, T2, T3, T4, T5, T6

Local Plan Policies:

LP1, LP2, LP3, LP4, LP8, LP10, LP12, LP15, LP16, LP21, LP20, LP22, LP24, LP25, LP40, LP43, LP44, LP45

Supplementary Planning Guidance:

Design Quality

Air Quality

Development Control for Noise Generating and Noise Sensitive Development

Transport

Refuse and Recycling Storage Requirements

Sustainable Construction Checklist

Richmond and Richmond Hill Village Planning guidance

Buildings of Townscape Merit

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.

U0074112 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.

U0074120 Reclaimed Bricks

The applicant is advised in discharging details of materials and brickwork to provide confirmation of the re-use of salvaged original bricks from on-site demolition.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION
22/1496/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