

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

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**DETAILED INFORMATIVES**

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**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](http://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](mailto: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.

DRAFT

# **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

**Appendix 3**  
**Highway Works Plan**

Notes:  
 1. This is not a construction drawing and is intended for illustrative purposes only  
 2. While lining is indicative only.  
 3. Based on Ackroyd Lowrie layout: LGF Plan - DRAFT

**Key**

- Footway Reinstatement
- New Footway Crossover Construction
- New Kerb (see drawing for details on kerb type)

REV.	DETAILS	DRAWN	CHECKED	DATE

**STATUS:** INFORMATION ONLY

**CLIENT:** Bridges Fund Management Ltd

**PROJECT:** Richmond Inn Hotel

**DRAWING TITLE:** Proposed Highway Works on Sydney Road

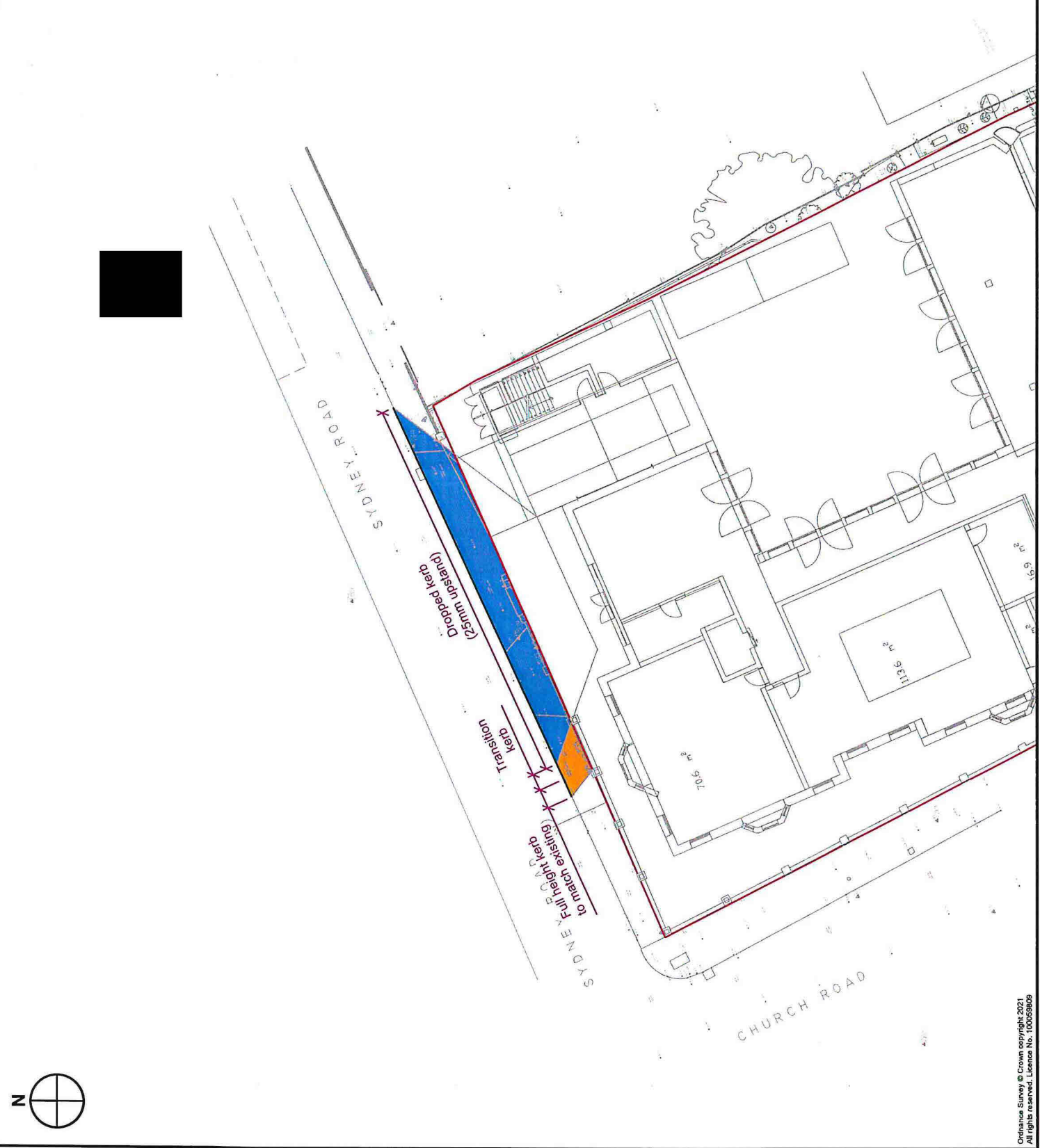
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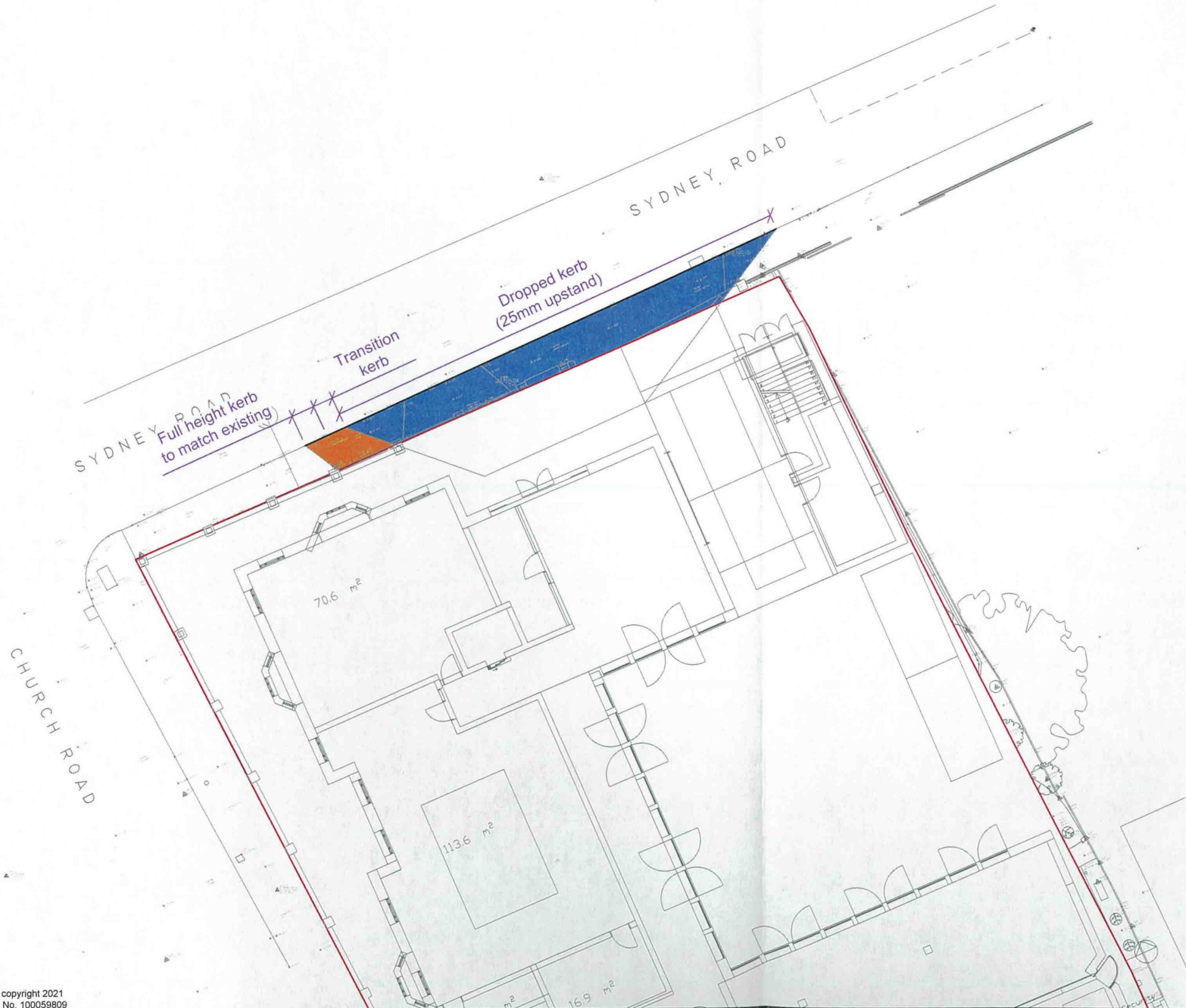
**DRAWN:** PP    **CHECKED:** ID    **DATE:** 05.01.2023

**vectoros.** | PART OF **SLR**




The Cursitor, 38 Chancery Lane, London, WC2A 1EN  
 020 7580 7373  
 vectos@vectoros.co.uk

**DRAWING NUMBER:** 226461/PD04    **REVISION:** .





Notes:  
1. This is not a construction drawing and is intended for illustrative purposes only.  
2. White lining is indicative only.  
3. Based on Ackroyd Lowrie layout: LGF Plan - DRAFT

- Key
-  Footway Reinstatement
  -  New Footway Crossover Construction
  -  New Kerb (see drawing for details on kerb type)

REV.	DETAILS	DRAWN	CHECKED	DATE

STATUS:  
**INFORMATION ONLY**

CLIENT:  
**Bridges Fund Management Ltd**

PROJECT:  
**Richmond Inn Hotel**

DRAWING TITLE:  
**Proposed Highway Works on Sydney Road**

SCALES:  
**1:200 at A3**

DRAWN: PP      CHECKED: ID      DATE: 05.01.2023

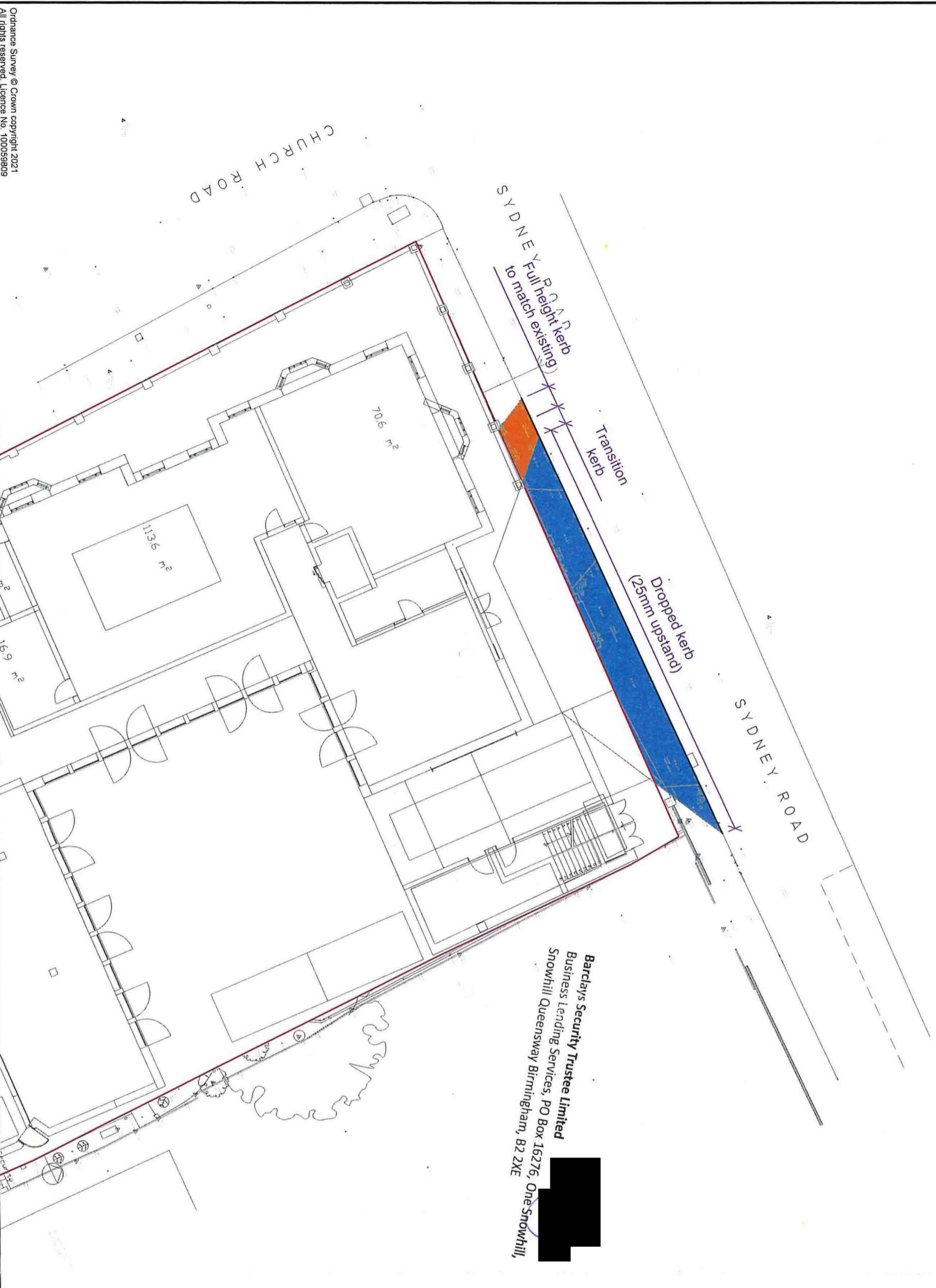
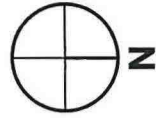
**vectos.** | PART OF **SLR**

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 Snowhill Queensway Birmingham, B2 2XE

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  3. Based on Aekroyd Lowrie layout: LGF Plan - DRAFT

**Key**

<span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> Footway Reinstatement
<span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> New Footway Crossover Construction
<span style="display:inline-block; width:15px; height:15px; border-bottom:1px solid black;"></span> New Kerb (see drawing for details on kerb type)

REV	DETAILS	DRAWN	CHECKED	DATE

**STATUS:**  
**INFORMATION ONLY**

**CLIENT:**  
 Bridges Fund Management  
 Ltd

**PROJECT:**  
 Richmond Inn Hotel

**DRAWING TITLE:**  
 Proposed Highway Works  
 on Sydney Road

**SCALES:**

1:200 at A3
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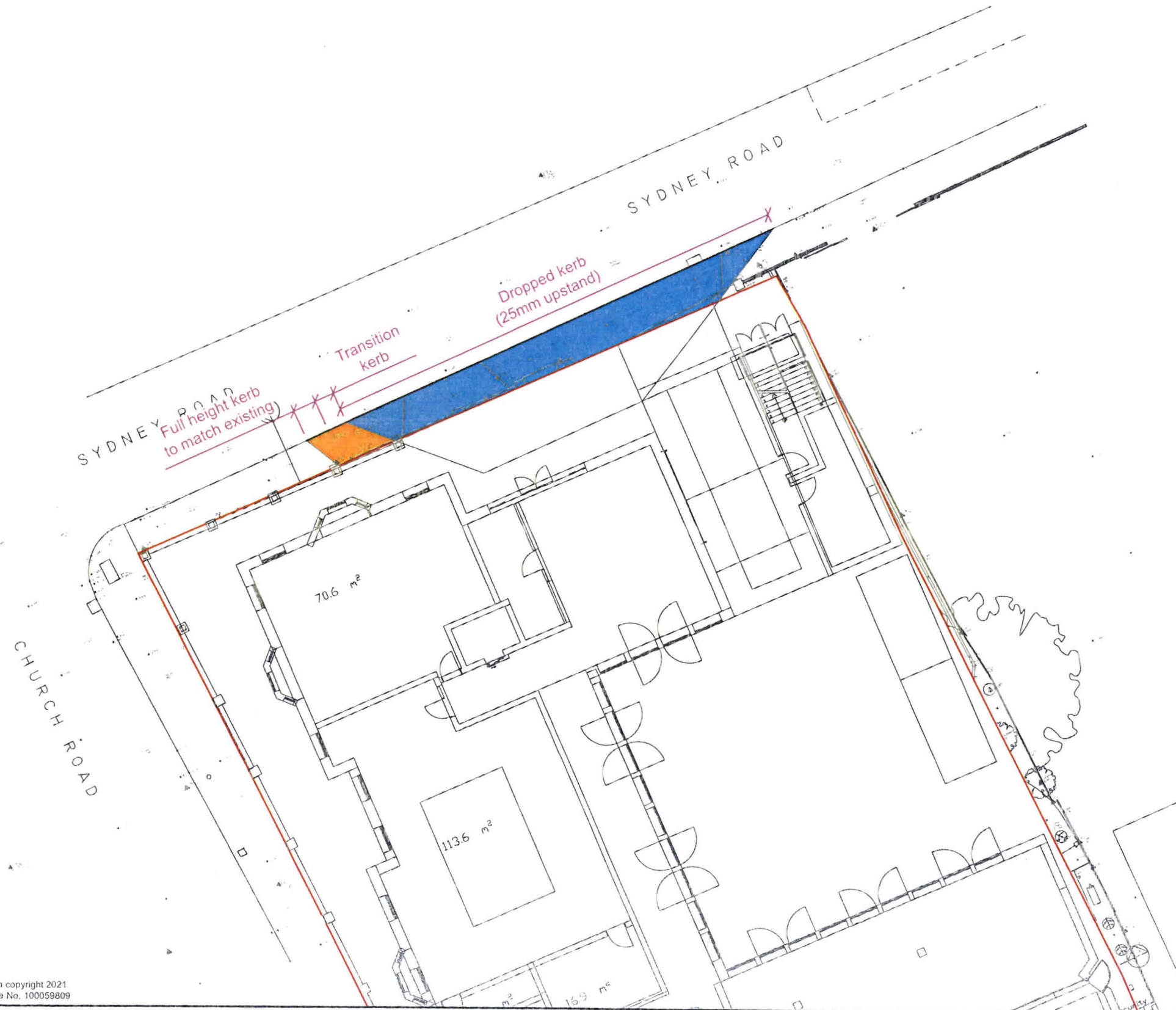
**DRAWN:** PP    **CHECKED:** ID    **DATE:** 05.01.2023

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 020 7580 7373    [vectoros@vectoros.co.uk](mailto:vectoros@vectoros.co.uk)

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REV.	DETAILS	DRAWN	CHECKED	DATE

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PROJECT:  
**Richmond Inn Hotel**

DRAWING TITLE:  
**Proposed Highway Works on Sydney Road**

SCALES:  
**1:200 at A3**

DRAWN: PP    CHECKED: ID    DATE: 05.01.2023

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THE COMMON SEAL of THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF RICHMOND UPON THAMES was hereunto affixed as a deed in the presence of:



Signature [REDACTED]

Name *Simon Hague*

Authorised Signatory

Seal Register No. *28440/06*

EXECUTED as a deed by )  
SUNSPREE ESTATES INC )  
A company incorporated in the British Virgin )  
Islands acting by )

.....)

.....)  
who in accordance with the laws of that territory  
[is][are] acting under the authority of the company

Signature in the name of the company

Signature of

Authorised [signatory][signatories]

THE COMMON SEAL of THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF RICHMOND UPON THAMES was hereunto affixed as a deed in the presence of:

Signature

Name

Authorised Signatory

Seal Register No.

EXECUTED as a deed by )  
**SUNSPREE ESTATES INC** )  
A company incorporated in the British Virgin )  
Islands acting by )

*Monika Freemantle*.....)

*Les Jewitt - Ward*.....)

who in accordance with the laws of that territory  
[is][are] acting under the authority of the company

Signature in the name of the company



Signature of *Monika Freemantle - Authorised Representative*  
*Les-Jewitt-Ward Authorised Representative*

Authorised [signatory][signatories] *For and on behalf of Forbit Corporate Director 1 and Forbit Corporate Director 2 Limited as Corporate directors of Sunspree Estates Limited.*



EXECUTED as a deed by BARCLAYS SECURITY TRUSTEE LIMITED

acting by a director and its secretary or two directors

Signature of Director:

Name (IN BLOCK CAPITALS):

Signature of Director / Secretary:

Name (IN BLOCK CAPITALS):

[OR delete as appropriate]

EXECUTED as a deed by BARCLAYS SECURITY TRUSTEE LIMITED

acting by its attorney

Signature of attorney:



Name (IN BLOCK CAPITALS):

JULIA KEENE

in the presence of:

Signature of witness:



Name (IN BLOCK CAPITALS):

SAMIRA RANI

EXECUTED as a deed by )

RENAISS HEALTH (RICHMOND) LIMITED )

acting by a director in the presence of )

Signature of Director



Witness Signature



Witness Name

MAEVE HAMILL

Witness Address

