

Environment Directorate / Development Management

Web: www.richmond.gov.uk/planning
Email: envprotection@richmond.gov.uk
Tel: 020 8891 1411
Textphone: 020 8891 7120



Montagu Evans LLP
70 St Mary Axe
London
EC3A 8BE

Letter Printed 15 May 2023

FOR DECISION DATED
12 May 2023

Dear Sir/Madam

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

Application: 19/2822/FUL
Your ref: Hampton Police Station
Our ref: DC/WTY/19/2822/FUL/FUL
Applicant:
Agent: Montagu Evans LLP

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 **16 September 2019** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

Hampton Police Station Station Road Hampton TW12 2AX

for

Retention and refurbishment of the former police station building with part demolition of rear wings and ancillary buildings, and the construction of a three storey side and rear extension and basement to form a registered care home comprising 22 care suites and 66 care bed units, with shared facilities, car and cycle parking, landscaping and ancillary 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 19/2822/FUL

APPLICANT NAME

C/O Agent

AGENT NAME

Montagu Evans LLP
70 St Mary Axe
London
EC3A 8BE

SITE

Hampton Police Station Station Road Hampton TW12 2AX

PROPOSAL

Retention and refurbishment of the former police station building with part demolition of rear wings and ancillary buildings, and the construction of a three storey side and rear extension and basement to form a registered care home comprising 22 care suites and 66 care bed units, with shared facilities, car and cycle parking, landscaping and ancillary works.

SUMMARY OF CONDITIONS AND INFORMATIVES

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U0156062	Fire Safety

INFORMATIVES

IL25D	NPPF APPROVAL - Para. 38-42
IL24	CIL liable
IL29	Construction Management Statement
IL13	Section 106 agreement
IM13	Street numbering
U0078192	Thames Water Informative
U0078191	Thames Water

DETAILED CONDITIONS AND INFORMATIVES

DETAILED CONDITIONS

U0156061 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.

U0156109 Approved Documents and Drawings

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

11045_PL-022_B, 11045_PL009 Rev A, 11045_PL-030_A received 16th September 2019

11045_PL-011_F, 110_PL-013_E received 28 November 2019

11045_PL_024B, 11045PL_901 P4 received 6 February 2020

11045_PL-012_K, 11045_PL-029_C received 14 February 2020

11045_PL050_A, 11045_PL-010_F, 11045_PL-014_F 11045_PL-016_B, 11045_PL-020_J,

11045_PL-021_G, 11045_PL-023_J, 11045_PL-028_D received 3rd March 2021

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

U0156063 Use Class

The premises shall be used only for Use Class C2 and for no other purpose 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.

REASON: To safeguard the amenities of nearby occupiers, local parking conditions and to comply with the terms of the permission sought.

U0156064 Construction Method Statement

No development shall take place, including any works of demolition, until a Construction Management

Statement (to include any demolition works) has been submitted to and approved in writing by the

Local Planning Authority. The approved plan shall be adhered to throughout the construction period.

The Statement shall provide for:

1. The size, number, routing and manoeuvring tracking of construction vehicles to and from the site, and holding areas for these on/off site;
2. Site layout plan showing manoeuvring tracks for vehicles accessing the site to allow these to turn and exit in forward gear;
3. Details and location of parking for site operatives and visitor vehicles (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
4. Details and location where plant and materials will be loaded and unloaded;
5. Details and location where plant and materials used in constructing the development will be stored, and the location of skips on the highway if required;
6. Details of any necessary suspension of pavement, road space, bus stops and/or parking bays;
7. Details where security hoardings (including decorative displays and facilities for public viewing) will be installed, and the maintenance of such;
8. Details of any wheel washing facilities;

9. Details of a scheme for recycling/disposing of waste resulting from demolition and construction works (including excavation, location and emptying of skips);
 10. 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 BS5288:2009 Code of Practice for Noise and Vibration Control on Construction and Open Sites;
 11. Details of any highway licenses and traffic orders that may be required (such as for licences for any structures / materials on the highway or pavement; or suspensions to allow the routing of construction vehicles to the site);
 12. Details of the phasing programming and timing of works;
 13. A construction programme including a 24 hour emergency contact number;
 14. See also TfL guidance on Construction Logistics Plans.
- REASON: In the interests of highway and pedestrian safety together with the amenity of the area.

U0156065 Dust Management Plan

No development shall be commenced until a dust management plan has been submitted to and approved by the Local Planning Authority and carried out in accordance with the approved details. The dust management plan shall include the following details:

- (a) Demonstrates compliance with the guidance found in the control of dust and emissions from construction and demolition Best Practice produced by the Greater London Authority (GLA)
- (b) The dust management strategy must include a risk assessment of dust generation for each phase of the demolition and construction. The assessment and identified controls must include the principles of prevention, suppression and containment and follow the format detailed in the guidance above. The outcome of the assessment must be fully implemented for the duration of the construction and demolition phase of the proposed development and include dust monitoring where appropriate.
- (c) where the outcome of the risk assessment indicates that monitoring is necessary, a monitoring protocol including information on monitoring locations, frequency of data collection and how the data will be reported to the Local Planning Authority;
- (d) details of dust generating operations and the subsequent management and mitigation of dust demonstrating full best practicable means compliance and covering construction activities, materials storage, on and off-site haul routes, operational control, demolition, and exhaust emissions; and
- (e) where a breach of the dust trigger level may occur a response procedure should be detailed including measures to prevent repeat incidence

REASON: To ensure that the amenity of the occupiers of the proposed development are not adversely affected

U0156066 Hard and Soft Landscaping Required

(A) No part of the development shall be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the local planning authority. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing utility services above and below ground (e.g. drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc.); retained historic landscape features and proposals for restoration, where relevant; a program or timetable of the proposed works.

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

(C) All hard and soft landscape works shall be carried out in accordance with the approved details

and in any event prior to the occupation of any part of the development.

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

locality and to preserve and enhance nature conservation interests

U0156067 Details - Materials to be Approved

Prior to the commencement of development, details of the materials/samples to be used in the construction of the external surfaces of the buildings (including fenestration) and all areas of hardsurfacing shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

U0156068 Fenestration

Prior to the construction/installation of the relevant element of the development, details of the glazing, soffits, balconies, screens, balustrading, rainwater goods, reveals, doorways, fascias shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

U0156069 BREEAM - Excellent

The development hereby permitted 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) and the Ingleton Wood BREEAM UK New Construction 2018 - Residential Institution - Residential Care Home dated 14th July 2020.

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

U0156070 Energy Reduction

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

REASON: In the interests of energy conservation in accordance with the Councils sustainability

policies.

U0156071 Water Consumption

The development hereby approved shall not be occupied other than in accordance with the water consumption targets of 105 litres or less per person per day, and 5 litres or less per head per day for external water use.

REASON: In the interests of water efficiency in accordance with the Council's sustainability policies

U0156072 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.

U0156073 Wheelchair Accessible Units

Prior to commencement of works on site, details of Building Regulation M4(2) and M4(3) wheelchair accessible units shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interest of inclusive access in accordance with Council's policy to ensure homes meet diverse and changing needs.

U0156074 Level Threshold

The proposed finished floor levels of the building, the finished ground levels of the site, including the internal footpaths, parking spaces and roads, and in relation to existing site levels of surrounding land shall not be constructed other than in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the work is carried out at suitable levels in relation to the highway and adjoining land having regard to drainage, gradient of access and future highway improvement, amenities of adjoining properties, and appearance of the development.

U0156075 Building Fabric

The external building fabric design shall be installed in strict accordance with the details provided in section 6 of the acoustic report submitted by NSL reference 88680 dated 31st July 2019. The external building fabric shall thereafter be retained as approved.

REASON: To ensure that the amenity of the occupiers of the proposed development are not adversely affected by road traffic, rail traffic and air traffic noise.

U0156076 Retain Front Pier and Light Column

The attached brickwork gate pier to the side of the Police Station and the freestanding front cast iron lighting column on a stone plinth at the front of the site, shall be retained as part of the development hereby approved and protected at all times during the course of construction in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Reasons: In the interests of protecting the setting of the Building of townscape merit and appearance and character of the Conservation Area.

U0156077 Boundary Treatments

A plan indicating the positions, design, materials and type of boundary treatment to be erected shall be submitted to and approved in writing by the local planning authority. The boundary treatment shall be put in place prior to any occupation of the development hereby permitted. The development shall be carried out in accordance with the approved boundary treatment and shall be retained as such for the lifetime of the development.

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

U0156078 Refuse

Prior to any occupation of the development hereby permitted, details of the storage and disposal of refuse/waste shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved storage and disposal of refuse/waste details and shall be retained for the lifetime of the development.

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

U0156079 Green Roof and Solar Panels

Prior to any occupation of the development hereby permitted details of the solar panels and details/specification of the green roof (including the precise extent and the plant species, if applicable, to be used, irrigation method and maintenance plan) shall be submitted to and approved in writing by the local planning authority. The green roof/solar panels shall be implemented in accordance with the approved details prior to the first occupation of the development. The green roof/solar panels shall thereafter be retained for the lifetime of the development.

REASON: To preserve the ecological value of the site hereby approved, to promote sustainable development and ensure that the proposed development is in keeping with the existing building(s) and does not prejudice the appearance of the locality.

U0156080 Structural impact assessment compliance

Prior to the commencement of development structural details within in a basement impact assessment report shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall provide full details of all recommendations for the proposed basement contained in the approved Structural Report by CWA Intelligent Engineering dated August 2019.

Should, during the course of construction and through monitoring, an occurrence be identified regarding structural, foundation or ground movement to neighbouring properties, the applicant shall immediately notify the Local Planning Authority to enable the relevant department within the Council to be notified.

REASON: To safeguard the structural integrity of the building and neighbouring buildings and maintain the character and appearance of the locality.

U0156081 Ventilation strategy

No development shall commence on the building hereby approved until a ventilation strategy for that building(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in its entirety before relevant buildings are occupied.

REASON: To mitigate air pollution impacts on the development from Station Road

U0156082 Noise

Within one month of the commencement of development,, a scheme, including roof and facade

specification schedule, to protect the building envelope of the residential units shall be submitted to and approved in writing by the local planning authority. The scheme shall provide sound attenuation

against externally generated (transportation) noise sources including road, rail, aircraft and the internal basement car parking area, so as to achieve the internal ambient noise levels detailed in

Table 1 below. The measured or calculated noise levels shall be determined in accordance to the latest British Standard 8233:2014. Guidance on sound insulation and noise reduction for buildings.

Any works which form part of the scheme shall be completed in accordance with the approved details before the dwellings are occupied and shall thereafter be retained as approved. Internal noise levels should be achieved with windows open for rapid ventilation purposes. Where this cannot be achieved alternative means of ventilation and cooling will be required. Where whole house ventilation is provided then acoustically treated inlets and outlets should ideally be located away from the façade(s) most exposed to noise (and any local sources of air pollution).

Situation Location 07:00 - 23:00 hrs.

23:00 - 07:00 hrs.

Resting Living Room 35 dB LAeq, 16 Hour

-

Dining Dining Room 40 dB LAeq, 16 Hour

-

Sleeping (Daytime resting) Bedroom 35 dB LAeq, 16 Hour

30 dB LAeq, 8 Hour

Sleeping Bedroom -

45dB LAMax (several times in any one hour)

REASON: To ensure that the proposed development provides a satisfactory level of noise protection to internal rooms within buildings for the benefit of future occupants.

U0156083 Surface Water

The development hereby permitted shall not be occupied until surface water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system and the results of the assessment provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:

- i) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii) include a timetable for its implementation; and
- iii) provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

REASON: To ensure satisfactory and sustainable drainage within the site.

U0156084 Drainage Details

Prior to commencement of groundworks (excluding site investigations and demolition), a final detailed drainage design including drawings, supporting calculations and an updated Sustainable Drainage Proforma shall be submitted to and approved in writing by the Local Planning Authority. The details shall be aligned with the Flood Risk Assessment and Drainage Strategy dated 26 July 2019 and the Foul Sewage Statement dated 6 August 2019 both by CWA Intelligent Engineering. With regards to groundwater flood risk the risk identified in the Basement Screening

Report March 2021 must be mitigated by implementing the measures proposed in that report. The scheme shall subsequently be implemented in full accordance with the approved details before the development is completed.

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 SI 13, 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.

U0156085 Drainage Maintenance

Prior to commencement of groundworks (excluding site investigations and demolition), a detailed management plan confirming routine maintenance tasks and responsibility for all drainage components to demonstrate how the drainage system is to be maintained for the lifetime of the development shall be submitted to and approved in writing by the Local Planning Authority. No building hereby permitted shall be occupied until evidence (photographs and installation contracts) are submitted to demonstrate that the sustainable drainage scheme for the site has been completed in accordance with the submitted details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan for all of the proposed drainage components and retained as such thereafter.

Reason: To comply with the Non-Statutory Technical Standards for Sustainable Drainage Systems, the National Planning Policy Framework (Paragraph 103), the London Plan Policy SI 13 along with associated guidance to these policies and Richmond Council's Local Plan Policy LP 21.

U0156086 Permeable Paving

Prior to any occupation of the development hereby permitted details permeable paving shall be submitted to and approved in writing by the local planning authority. The permeable paving shall be implemented in accordance with the approved details prior to the first occupation of the development and be retained for the lifetime of the development.

REASON: Reason: To ensure the satisfactory maintenance of drainage systems that are not publicly adopted in accordance with the requirements of paragraphs 163 and 165 of the National Planning Policy Framework

U0156087 No Gates

Any external gate installed at a pedestrian or vehicular access point to the development from Station Road shall be kept fixed open at all times except between the hours of dusk to dawn

REASON: In the interests of inclusive development

U0156088 No Piling

No piling shall take place until a Piling Method Statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure.

U0156089 Parking

The development hereby permitted shall not be occupied until the car parking spaces shown on Drawing no 11045 PL_029_C constructed and laid out. The parking spaces shall thereafter be retained for users in connection with the development hereby permitted over the lifetime of the development.

REASON: To ensure a satisfactory car parking provision.

U0156090 Disabled Parking

The development hereby permitted shall not be occupied until details of disabled parking spaces for people have been submitted to and approved in writing by the Local Planning Authority, such drawings to show surface treatment and method of delineation and signing of such spaces, which shall be retained as such thereafter. These spaces shall at no time be used for any other purpose.

REASON: To ensure the provision of a satisfactory and convenient form of development for people with disabilities.

U0156091 Obscure Glazing

The following windows of the buildings hereby approved shall at no time be openable or glazed, otherwise than in obscured glass, below a minimum height of 1.75 metres (5'7") above the relevant floor level unless otherwise approved in writing by the Local Planning authority: First and second floor east facing windows directly backing on to Queens Bench Cottages

REASON: To ensure that the proposed development does not prejudice the amenities of adjoining occupiers.

U0156092 Balcony Screen

Notwithstanding the details shown on the approved drawings, the obscure glazed screen on the east of the roof terrace on the eastern façade of the building (as shown on drawings PL014 Rev F and drawing PL023 Rev J) shall be raised to 1.7m in height in accordance with details to be submitted to the Council and approved prior to its installation. The screen is to be installed in accordance with the approved details prior to the use of the terrace commencing.

REASON: To ensure that the proposed development does not prejudice the amenities of adjoining occupiers.

U0156093 Roof Restrictions

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order) no part(s) of the roof other than of the building hereby approved shall be used as a balcony or terrace nor shall any access be formed thereto other than for essential maintenance unless otherwise annotated as a roof terrace or balcony on approved drawing no: 11045_PL-014_F.

REASON: To safeguard the amenities of the occupiers of adjoining property.

U0156094 Contamination

1. No development shall take place until:

a) a desk study detailing the history of the site, hazardous materials, substances used together with

details of a site investigation strategy based on the information revealed in the desk study has been

submitted to and approved in writing by the local planning authority

b) an intrusive site investigation has been carried out comprising: sampling of soil, soil vapour, ground

gas, surface water and groundwater to the satisfaction of the local planning authority.

Such work to be

carried out by suitably qualified and accredited geo-environmental consultants in accordance with the

current U.K. requirements for sampling and testing.

c) written reports of i) the findings of the above site investigation and ii) a risk assessment for

sensitive receptors together with a detailed remediation strategy designed to mitigate the risk posed by the identified contamination to sensitive receptors have been submitted to and approved in writing by the local planning authority

Note: some demolition work, if required, could be allowed beforehand for enabling the above

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

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

a) the remediation works approved as part of the remediation strategy have been carried out in full

and in compliance with the approved strategy. If during the remediation or development work new cpz

areas of contamination are encountered, which have not been previously identified, then the

additional contamination should be fully assessed in accordance with condition [1(b, c)] above and an

adequate remediation scheme shall be submitted to and approved in writing by the local planning

authority and fully implemented thereafter.

b) a verification report, produced on completion of the remediation work, has been submitted to and

approved in writing by the local planning authority. Such report to include i) details of the remediation

works carried out and ii) results of verification sampling, testing and monitoring and iii) all waste

management documentation showing the classification of waste, its treatment, movement and

disposal in order to demonstrate compliance with the approved remediation strategy.

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

U0156095 External lighting

The recommendations detailed within the 1659-TN01 - External Lighting Spill by Harniss Consulting received by the Local Planning Authority on 4th May 2020 shall be implemented prior to the first occupation of the development. The approved external lighting shall be implemented in full and shall thereafter be retained for the lifetime of the development.

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

U0156096 Biodiversity Net Gain Plan

Prior to occupation, biodiversity net gain measures shall be submitted to and agreed in writing by the Local Planning Authority and thereafter implemented in accordance with these details. This should include bird and bat bricks within the fabric of the building. The details for each aspect should be shown on a plan and include specific location, specific product/dimensions and construction method (including proposed aspect and height) and proposed maintenance.

Reason: To enhance nature conservation interest.

U0156097 Ecological Enhancement Plan

The development shall be carried out in accordance with the ecological enhancement measures contained in the Preliminary Ecological Assessment by Middlemarch Environmental dated August 2019 and shall thereafter be retained for the lifetime of the development.

Reason: To ensure the proposal would achieve a net gain in biodiversity and would be in accordance with Paragraph 170 of the NPPF

U0156098 Construction Ecological Management Plan

Prior to the commencement of the construction works, a Construction Ecological Management Plan (CEMP) shall be submitted to and approved in writing by the local planning authority. The CEMP shall provide full details of all recommendations contained in the Preliminary Ecological Assessment by Middlemarch Environmental dated August 2019. The approved plan shall be adhered to throughout the construction period. The document shall identify all possibilities where harm could come to wildlife and what mitigation measures shall be implemented (such as tool box talks, good practice etc), including

- o Any excavations that need to be left overnight should be covered or fitted with mammal ramps to ensure that any animals that enter can safely escape. Any open pipework with an outside diameter of greater than 120 mm must be covered at the end of each work day to prevent animals entering/becoming trapped.
- o All vegetation must be removed outside of bird nesting season,
Reason: To prevent harm to wildlife mammals and protect existing biodiversity.

U0156099 Wildflower Green Roof

Prior to the commencement of construction of the relevant element of the development, full details of the Wildflower roof - including substrate type, species mix, depth and contouring of substrate, type of membrane, how levels of light, moisture, aeration and nutrients will be achieved, maintenance plan - shall be submitted to and agreed in writing by the Local Planning Authority and thereafter constructed in accordance with these details.
Reason: To ensure the biodiversity benefits of the roof.

U0156100 Bat License

No development shall commence or trees felled until the Local Planning Authority has been provided with either: a) a licence issued by the relevant licensing body pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010 authorizing the specified activity/development to go ahead; or b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence.
Reason: To prevent harm to wildlife mammals and protect existing biodiversity.

U0156101 Tree Protection

The development shall be carried out in accordance with the details set out in the Arboricultural and Planning Integration Report by GHA trees arboricultural consultancy dated 27th February 2020 and received by the Local Planning Authority on 9th March 2020 and thereafter shall be retained in accordance with these details for the lifetime of the development.
REASON: To ensure that the tree (s) are not damaged or otherwise adversely affected by building operations and soil compaction.

U0156102 Tree Planting

Prior to the occupation of the development hereby approved, 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 methodology
- C) Proposed time of planting (season)
- D) 5 year maintenance and management programme.

2. 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.

U0156103 Access

Prior to the commencement of the development hereby permitted, details of the site access points from Station Road for visitors and access vehicles, including one way internal access road, no entry signs, markings and signage serving the proposed development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to first occupation and retained as such thereafter.

Reason: To ensure safe access to and from the site to prevent an adverse impact on highway safety

U0156104 Travel Plan

Staff and customer/visitor travel surveys shall be undertaken in accordance with a survey methodology to be submitted to and approved by the Local Planning Authority prior to it being carried out. Within 6 months of the use commencing, a new travel plan based on the results of the survey shall be submitted with clear objectives, targets, actions and timeframes to manage the transport needs of staff and customer / visitors to the development, to minimise car usage and to achieve a shift to alternative transport modes. This Travel Plan shall be aligned with the recommendations for the proposed development contained in the initial Travel Plan by Paul Mew Associates dated September 2019.

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 submitted and approved by 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. This review and re-write cycle shall continue every three years and any 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 with particular regard to transport.

U0156105 Minibus Provision

Prior to the first occupation of the development, a minibus service for use by future occupants/visitors/staff to the development shall be provided and operated in accordance with an approved minibus management plan, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of the development. The plan shall include the following information:

- o details of routes
- o pick up and drop off points
- o service timetable
- o charges (no premium)
- o details of vehicle - seating capacity

The minibus service shall be carried out in accordance with the approved details and retained as such thereafter.

REASON: To reduce the need for car trips and to provide a convenient form of development for occupants.

U0156106 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.

U0156107 EVCP

Unless otherwise agreed in writing by the Local Planning Authority, the development shall provide active electrical vehicle charging points (EVCPs) at no less than 20% of total parking provision and passive EVCPs at no less than 80% of total parking provision. Details of the electric vehicle charging points shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with these details prior to occupation of the residential units and retained in situ thereafter.

Reason: To encourage the uptake of electrical vehicles and accord with the requirements of the London Plan.

U0156108 Gradients

The gradient of any ramp shall not exceed 1 in 10 and for the first 5m from the edge of the carriageway of the adjoining highway, shall not exceed 1 in 25.

REASON: In the interests of highway safety.

U0156062 Fire Safety

Prior to the commencement of above ground works, excluding any works of demolition, a Fire Safety

Statement shall be submitted to and approved in writing by the local planning authority.

This

Statement shall be an independent fire strategy, produced by a third party, suitably qualified assessor.

The statement shall detail how the development proposal shall function in terms of:

- 1) the building's construction: methods, products and materials used, including manufacturers' details
- 2) the means of escape for all building users: suitably designed stair cores, escape for building users who are disabled or require level access, and associated evacuation strategy approach
- 3) features which reduce the risk to life: fire alarm systems, passive and active fire safety measures and associated management and maintenance plans
- 4) access for fire service personnel and equipment: how this will be achieved in an evacuation situation, water supplies, provision and positioning of equipment, firefighting lifts, stairs and lobbies, any fire suppression and smoke ventilation systems proposed, and the ongoing maintenance and monitoring of these
- 5) how provision will be made within the curtilage of the site to enable fire appliances to gain access to the building

6) ensuring that any potential future modifications to the building will take into account and not compromise the base build fire safety/protection measures
The development shall not be implemented or occupied other than in accordance with the approved details and shall be retained thereafter as approved.
REASON: To ensure that the development incorporates the necessary fire safety measures in accordance with the London Plan Policies D5 and D12.

DETAILED INFORMATIVES

IL25D NPPF APPROVAL - Para. 38-42

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

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

In this instance:

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

IL24 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.

IL29 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.

IL13 Section 106 agreement

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

IM13 Street numbering

If you wish to name or number a new development, sub-divide an existing property, or change the name or number(s) of an existing property or development, you will need to apply to the London Borough of Richmond Upon Thames. Further details of this process, fees, and the necessary information and forms that need to be submitted can be found on the Council's website http://www.richmond.gov.uk/street_numbering_and_naming. Alternately you may contact Peter Cridland, Address Management Manager (020 8891 7889 peter.cridland@richmond.gov.uk).

U0078192 Thames Water Informative

Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We

would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's/Risk Management Team by telephoning 020 3577 9483 or by emailing

wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

U0078191 Thames Water

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.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION
19/2822/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