

Environment Directorate / Development Management

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Mr Bryan Staff
Create Design
Wigglesworth House
69 Southwark Bridge Road
London
SE1 9HH

Letter Printed 10 July 2023

FOR DECISION DATED
10 July 2023

Dear Sir/Madam

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

Application: 19/3053/FUL
Your ref: 217 Kingston Road
Our ref: DC/SGS/19/3053/FUL/FUL
Applicant: C/O Agent
Agent: Mr Bryan Staff

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

217 Kingston Road Teddington TW11 9JN

for

Erection of a detached building comprising 7 self contained flats and a single family dwelling with associated access, parking and landscaping.

NOW THEREFORE WE THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF RICHMOND UPON THAMES acting by the Council of the said Borough, the Local Planning Authority HEREBY GIVE YOU NOTICE pursuant to the said Act and the Orders made thereunder that permission to develop the said land in accordance with the said application is hereby **GRANTED** subject to the 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 19/3053/FUL

APPLICANT NAME

C/O Agent
217 Kingston Road
Teddington
TW11 9JN

AGENT NAME

Mr Bryan Staff
Wigglesworth House
69 Southwark Bridge Road
London
SE1 9HH

SITE

217 Kingston Road Teddington TW11 9JN

PROPOSAL

Erection of a detached building comprising 7 self contained flats and a single family dwelling with associated access, parking and landscaping.

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

AT01	Development begun within 3 years
U0155621	Approved Drawings
DV49A	Construction Management Plan
U0155597	CMS Noise and Vibration
U0155598	Basement Impact Assessment
U0155599	Permeable Paving
BD12	Details - Materials to be approved
U0155600	Windows obs glazed non openable
DV18A	Refuse Arrangements
DV30	Refuse storage
PK06A	Cycle parking
U0155601	Car Parking Spaces
U0155602	Sight Lines
U0155603	Vehicle Access
U0155604	Boundary Treatment
U0155605	Drainage
U0155606	SUDS completion
U0155607	No reduction in number of units
U0155608	Details of Foundation, Piling etc
U0155609	Arb Method Statement
DV50A	Energy Reduction
DV51B	Water Consumption
DV52A	Building Regulation M4(2)
GD02A	Restriction-Alterations/extn
U0155610	Restrict Outbuildings
U0155611	PV Panels
U0155612	Rerstrict use of roof
U0155613	Balcony Screening
U0155614	External Illumination
U0155615	Approved basement construction
U0155616	Basement sleeping accommodation
LT09A	Hard and Soft Landscaping Required
U0155617	Excavations and CMS
U0155618	Biodiversity Net Gain
U0155619	Biodiversity Policy
U0155620	Biodiverse Roof
U0155596	Fire Safety

INFORMATIVES

U0077944	Informatives
IL24	CIL liable
IL13	Section 106 agreement
IM13	Street numbering
U0077945	NPPF Approval

DETAILED CONDITIONS AND INFORMATIVES

DETAILED CONDITIONS

AT01 Development begun within 3 years

The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

U0155621 Approved Drawings

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

240 2 PL20 E01-C - front elevation - house
240 2 PL20 E02-C - rear elevation - house
240 2 PL20 E03-B - side elevations - house
240 2 PL20 P01-C - roof plan - house
240 2 PL20 S01-B - Section AA house received on 19 November 2019

195 PL20 E 02H - Side elevations
195 PL20 P00E - GF plan - house
195 PL20 P1D - LGF plan - house
240 PL20 P1J - LGF plan
195 PL20 P00K - GF plan
195 PL20 P01J - 1st F plan
240 PL20 P02I - 2nd F plan
240 2 PL10 P00H - Layout - received 23rd November 2020

195 PL20 P03 REV E - Roof plan - flats
240 PL20 E01 REV I - Front and rear elevations - flats - received 27th February 2020

240 PL20 P00 A3 00 26 - Fire Safety - House
240 PL20 P1 J 26 - Fire Safety - LGF
240 PL20 P00K 26 - Fire Safety GF
240 PL20 P01J 26 - Fire Safety - 1st F
240 PL20 P02I 26 - Fire Safety 2nd F - received 17 May 2021

Site Plan received 7th September 2021

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

DV49A Construction Management Plan

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 BS 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.

U0155597 CMS Noise and Vibration

No development shall take place until a Construction Method Statement (CMS) for the ground works, demolition and construction phases of the development site to which the application refers, has been submitted to and approved in writing by the Local Planning Authority. Details shall include control measures for noise and vibration, including working hours, best practice and (noise and vibration levels). Approved details shall be implemented throughout the construction/demolition period. The CMS shall follow the Best Practice detailed within BS5288: 2009 Code of Practice for noise and Vibration Control on construction and open sites. The CMS should include an acoustic report undertaken by a suitably qualified and experienced consultant and include all the information below;

The CMS shall include the following:

1. Baseline Noise Assessment - undertaken for a least 24-72hours under representative conditions.
2. Noise Predictions and Significance Effects - Predictions should be included for each phase of the demolition, and construction, vehicle movements and an assessment (including proposed significance threshold limits) of the significance effect must be included (Annex E BS5288 2009 Part 1).
3. Piling- Where piling forms part of the construction process, a low vibration method must be utilised wherever possible and apply the good practice guidelines detailed in (Annex B BS5288 2009 Part 2).

4. Vibration Monitoring - All Piling activities undertaken near sensitive receptors must include continuous vibration monitoring and must include audible and visual alarms.
 5. Proposed Noise & Vibration Mitigation Measures - see BS5288 part 1 &2
 6. Proposed Noise Monitoring - Permanent/ Periodic noise and vibration monitoring must be undertaken for the duration of the demolition and construction phases which may result in a significant impact. The location, number of monitoring stations and the measurement data must be agreed with the Local Planning Authority prior to the start of construction.
 7. Communication with residents, including organisational control, communication methods and auditing.
- REASON: To protect neighbouring amenity.

U0155598 Basement Impact Assessment

Basement impact assessment

The development hereby permitted shall not be carried out except in accordance with the measures set out in a basement impact assessment report to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction of the basement, including works of demolition and excavation. 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.

U0155599 Permeable Paving

The paving of the hard surfaces of the development hereby permitted shall be carried out using permeable materials and shall be permanently retained and maintained as such. REASON: In order to ensure that the development minimises surface run-off.

BD12 Details - Materials to be approved

The external surfaces of the building(s) (including fenestration) and, where applicable, all areas of hard surfacing shall not be constructed other than in materials details/samples of which shall be submitted to and approved in writing by the Local Planning Authority.

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

U0155600 Windows obs glazed non openable

Any first floor and second floor windows located on the side elevations of the proposed dwelling hereby approved shall at no time be openable or glazed, otherwise than in obscured glass, below a minimum height of 1.7 metres (5'7") above the relevant floor level. REASON: To ensure that the proposed development does not prejudice the amenities of adjoining occupiers.

DV18A Refuse Arrangements

None of the buildings hereby approved shall be occupied until arrangements for the storage and disposal of refuse/waste have been made in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

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

DV30 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.

PK06A Cycle parking

No building/dwelling/part of the development shall be occupied until cycle parking facilities have been provided in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show the position, design, materials and finishes thereof.

REASON: To accord with this Council's policy to discourage the use of the car wherever possible.

U0155601 Car Parking Spaces

No part of the development shall be occupied until the approved on-site car parking is made available to use. The parking shall only be used by occupants of the approved development or their visitors.

REASON: To accord with Council's policy to provide adequate on-site parking provision to serve the development and to safeguard the local road network.

U0155602 Sight Lines

1. 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 wall, fence, hedge or other obstruction to visibility within any part of the areas defined hereunder which is under the control of applicant shall at any time exceed a height of 0.6m above ground level, as agreed by the Local Planning Authority: one area on each side of the proposed access, defined by:

- i. The highway boundary.
- ii. The edge of the proposed vehicular access.
- iii. A line joining a point 2.4m from the intersection of the highway boundary, with a point 2.1m from that intersection measured along the edge of the proposed access.

REASON: To provide a suitable standard of visibility to and from the highway so that the use of the access does not prejudice the safety of pedestrians in the vicinity of the access.

U0155603 Vehicle Access

Details of the changes to the vehicular access to the site shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with these details prior to occupation and retained in situ thereafter. REASON: In the interests of pedestrian and vehicular safety.

U0155604 Boundary Treatment

Notwithstanding the detail shown on the approved plans, the dwellings hereby approved shall not be occupied until suitable means of enclosure has been erected along the boundaries of the site to the satisfaction of the Local Planning Authority and in accordance with details to be approved in writing by the Local Planning Authority.

Details to include position, design and materials. The development shall be implemented as approved, unless otherwise agreed in writing with the Local Planning Authority.

REASON: To safeguard the amenities of the adjoining occupiers and the area generally and highway and pedestrian safety.

U0155605 Drainage

Prior to commencement of groundworks (excluding site investigations and demolition), the applicant must submit a final detailed drainage design including drawings and supporting calculations (and updated SuDS Proforma) to the Local Planning Authority

for review and approval, aligned with the Bryn Looby Basement Impact and Flood Risk Assessment Rev 4 (Jan 2023) and associated drawings. A detailed management plan confirming routine maintenance tasks for all drainage components must also be submitted to demonstrate how the drainage system is to be maintained for the lifetime of the development.

Reason: To prevent the risk of flooding to and from the site in accordance with London Plan Policy SI 13 and its associated Sustainable Design and Construction SPG; the Non-Statutory Technical Standards for Sustainable Drainage Systems; Richmond Council's Local Plan Policy LP21 and the advice contained in the NPPF.

U0155606 SUDS completion

The development hereby permitted shall not be occupied until evidence (photographs and installation contracts) is 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.

Reason: To comply with the Non-Statutory Technical Standards for Sustainable Drainage Systems, the National Planning Policy Framework (Paragraph 103), the London Plan (Policies SI 12 and SI 13) along with associated guidance to these policies and Richmond Council's Local Plan Policy LP21.

U0155607 No reduction in number of units

No alterations shall be made to the flats/ hereby approved nor shall they be occupied in any way which would result in a reduction in the number of residential units.

REASON: To ensure that the development continues to contribute to the housing needs of the Borough by the retention of dwellings of a variety of sizes and types.

U0155608 Details of Foundation, Piling etc

No material start shall take place on the development hereby approved until written notice of the intention to commence work has been sent to the Development Control department of the Council. Such notice shall be sent to that department not less than 21 days prior to a material start on the development and shall give details of the intended method of constructing the foundations, including method and equipment for piling, if applicable. (See informative IE06 on this notice which gives advice on foundation construction that minimises nuisance to neighbours).

Reason: To ensure that the local planning authority has sufficient notice of the commencement of work and the methods of foundation construction to enable measures to be taken, if appropriate, to protect the amenities of neighbouring occupiers

U0155609 Arb Method Statement

Prior to the commencement of development, an Arboricultural Method Statement (AMS), shall be submitted to and approved in writing by the Local Planning Authority.

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 scheme's specific method of construction (where applicable)
- (C) Outline any tree constraints and explain any impacts for both above and below ground.
- (D) Detail all tree protection (including plans)
- (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 Arboriculturalists 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 too achieves an auditable monitoring and supervision programme, and 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 retained and protected trees are not damaged or otherwise adversely affected by building operations and soil compaction.

DV50A Energy Reduction

The dwelling(s) hereby approved shall achieve 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.

DV51B Water Consumption

The dwelling(s) 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, using the fittings approach.

Reason: In the interests of water efficiency in accordance with Policy LP22 of the Local Plan (2018) and S15 of the London Plan (2021).

DV52A Building Regulation M4(2)

The development hereby approved shall not be constructed other than in accordance with Building Regulation M4(2).

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

GD02A Restriction-Alterations/extn

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 external alterations or extensions shall be carried out to the building(s) hereby approved.

REASON: To safeguard the amenities of the occupiers of adjoining property and the area generally.

U0155610 Restrict Outbuildings

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 building, enclosure or swimming pool falling within Part 1, Class E, shall be erected on any part of the land occupied by the house hereby approved..

REASON: To safeguard the amenities of the adjoining occupiers and the area generally.

U0155611 PV Panels

Prior to the occupation of the dwellings hereby approved, solar panels shall be installed to each property in accordance with the approved energy statement and in accordance with details to be submitted to and agreed in writing by the Local Planning Authority prior to installation. The solar panels shall remain in situ thereafter. The details of the panels to be submitted shall include the design, technical specification and external finishes thereof. REASON: To accord with the Council's carbon reduction targets.

U0155612 Restrict use of roof

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 of the buildings hereby approved shall be used as a balcony or terrace, unless indicated as such on the approved plans, nor shall any access be formed thereto. REASON: To safeguard the amenities of the occupiers of adjoining property.

U0155613 Balcony Screening

The balcony screening shall not be constructed otherwise than in accordance with details to be submitted to and approved in writing by the Local Planning Authority, such details to specify the design and external finishes thereof. REASON: To ensure that the proposed development is in keeping with the existing building(s) and does not prejudice the appearance of the locality.

U0155614 External Illumination

Prior to installation, details of all external lighting - including locations, technical specifications and horizontal shall be submitted to and agreed in writing by the Local Planning Authority (there should be a lux level of 0.0 at the boundary line and perimeter of site) and thereafter constructed in accordance with these details. The details 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. REASON: To safeguard the ecology of the site and neighbour amenity

U0155615 Approved basement construction

The basement part of the development hereby permitted shall not be undertaken otherwise than in accordance with the piling details and method of foundation construction as detailed in the Planning Basement Construction Method Statement Project Number: 2019-354, Revision 00. Prepared by Elite Designers Ltd, dated 03 December 2019. REASON: To protect the stability of the development and neighbouring properties and protect the amenities of neighbouring occupiers

U0155616 Basement sleeping accommodation

The basement of the development hereby permitted shall not be used as sleeping accommodation, nor shall it be occupied other than in conjunction with the dwelling. REASON: To reduce the risk and effects of flooding to the proposed development and future occupants.

LT09A 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 artifacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing utility services above and below ground (e.g. drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc.); retained historic landscape features and proposals for restoration, where relevant; a program or timetable of the proposed works.

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

(C) All hard and soft landscape works shall be carried out in accordance with the approved details and in any event prior to the occupation of any part of the development.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality and to preserve and enhance nature conservation interests.

U0155617 Excavations and CMS

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.

Reason: To prevent harm to terrestrial mammals and protect existing biodiversity.

U0155618 Biodiversity Net Gain

Prior to occupation, biodiversity net gain 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 (swift and house sparrow terraces) and bat bricks within the fabric of the buildings, stag beetle loggeries and invertebrate hotel/towers, Hedgehog gaps should be included (and created in existing boundaries) wherever possible. Details for each aspect (including specific location, specific product/dimensions and construction method (including proposed aspect and height)) and proposed maintenance must be included on a plan and within a year rolling management plan to show commitment to biodiversity.

Reason: To enhance nature conservation interest.

U0155619 Biodiversity Policy

A biodiversity policy for the site must be submitted to the Local Planning Authority and thereafter implemented in accordance with those commitments

Reason: To enhance nature conservation interest.

U0155620 Biodiverse Roof

Prior to commencement, full details of the biodiverse 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, wildlife features and 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.

U0155596 Fire Safety

The development must be carried out in accordance with the provisions of the submitted Planning Fire Safety Statement dated 17 May 2021 unless otherwise approved in writing by the Local Planning Authority. REASON: To ensure that the development incorporates the necessary fire safety measures in accordance with the Mayor's London Plan Policy D12.

DETAILED INFORMATIVES

U0077944 Informatives

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:-

Where relevant, the following have been taken into account in the consideration of this proposal:- National Planning Policy Framework (2021):

- o Paragraph 11 Presumption in favour of sustainable development.
- o Paragraph 119 Making Effective Use of Land
- o Paragraph 126 Achieving Well-Designed Places

London Plan (2021):

- o GG2 Making the best use of land
- o D4 Delivering good design
- o D5 Inclusive design
- o D6 Housing quality and standards
- o D7 Accessible housing
- o D10 Basement development
- o D11 Safety, security and resilience to emergency
- o D12 Fire safety
- o H1 Increasing housing supply
- o H2 Small sites
- o H4 Delivering affordable housing
- o T5 Cycling
- o T6 Parking

Adopted Local Plan (2018):

- o LP1 Local Character and Design Quality
- o LP8 Amenity and Living Conditions
- o LP10 Local Environmental Impacts, Pollution and Land Contamination
- o LP11 Subterranean Developments and Basements
- o LP12 Green Infrastructure
- o LP15 Biodiversity
- o LP16 Trees, Woodlands and Landscape
- o LP20 Climate Change Adaptation
- o LP21 Flood Risk and Sustainable Drainage
- o LP22 Sustainable Design and Construction

- o LP24 Waste Management
- o LP34 New Housing
- o LP35 Housing Mix and Standards
- o LP36 Affordable Housing
- o LP39 Infill, Backland and Backgarden Development
- o LP44 Sustainable Travel Choices
- o LP45 Parking Standards and Servicing

Supplementary Planning Documents/Guidance (SPD/SPG):

- o Small and Medium Housing Sites (2006)
- o Design Quality (2006)
- o Front Garden & Other Off-Street Parking (2006)
- o Residential Development Standards (2010)
- o Sustainable Construction Checklist (2011)
- o Affordable Housing (2014)
- o Refuse and Recycling Storage Requirements (2015)
- o Good Practice Guide on Basement Developments (2015)
- o Hampton Wick & Teddington Village Planning Guidance SPD (2017)

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.

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.

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).

U0077945 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 amended following negotiations with the Council to ensure the scheme complied with adopted policy and guidance, and a decision was made without delay.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION
19/3053/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