

Environment Directorate / Development Management

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



Cristina Sanchez
Wimshurst Pelleriti
6 Putney Common
The Mews
London
SW15 1HL
United Kingdom

Letter Printed 8 August 2023

FOR DECISION DATED
8 August 2023

Dear Sir/Madam

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

Application: 22/2360/FUL
Your ref: 26-28 Priests Bridge
Our ref: DC/VAA/22/2360/FUL/FUL
Applicant: Leonardo Pelleriti
Agent: Cristina Sanchez

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

26-28 Priests Bridge East Sheen London SW14 8TA

for

Demolition of the existing buildings. Erection of a three storey mixed-use building on Priests Bridge (comprising Use Class E and 7 x residential units on first and second floor (three 1-bedroom flats, four 2-bedrooms flats)). Erection of a part-one, part-two storey mixed-use building to rear (comprising Use Class E and 2 x residential units (two-bedrooms flats) with associated parking, cycle and refuse stores, hard and soft landscaping.

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'R. Angus', with a long horizontal flourish extending to the right.

Robert Angus
Head of Development Management

SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 22/2360/FUL

APPLICANT NAME

Leonardo Pelleriti
6, Putney Common
The Mews
London
SW15 1HL

AGENT NAME

Cristina Sanchez
6 Putney Common
The Mews
London
SW15 1HL
United Kingdom

SITE

26-28 Priests Bridge East Sheen London SW14 8TA

PROPOSAL

Demolition of the existing buildings. Erection of a three storey mixed-use building on Priests Bridge (comprising Use Class E and 7 x residential units on first and second floor (three 1-bedroom flats, four 2-bedrooms flats)). Erection of a part-one, part-two storey mixed-use building to rear (comprising Use Class E and 2 x residential units (two-bedrooms flats) with associated parking, cycle and refuse stores, hard and soft landscaping.

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DETAILED CONDITIONS AND INFORMATIVES

DETAILED CONDITIONS

U0162458 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.

U0162459 Approved Drawings

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

Existing:

WP-0663-A-0001-P-X-EX Rev P1 (Site Location Plan Existing)
WP-0663-A-0002-P-X-EX Rev P1 (Site Plan Existing)
WP-0663-A-0012-P-L0-EX Rev P1 (Ground Floor Plan Existing)
WP-0663-A-0013-P-L0-EX Rev P1 (First Floor Plan Existing)
WP-0663-A-0021-E-SW-EX Rev P1 (South West Elevation Existing)
WP-0663-A-0022-E-NE-SE-EX Rev P1 (North East South East Elevation Existing)
WP-0663-A-0023-E-NW-EX Rev P1 (North West Elevation Existing)
WP-0663-A-0031-S-BB-CC-EX Rev P1 (Section BB Section CC Existing)

(Received 28.07.22).

Proposed:

WP-0663-A-0201-E-F-SW-NE REV P2 (South west north east elevation) received 16.03.2023

WP-0663-A-0091-P-X Rev P2 (Site Location Plan Proposed)
WP-0663-A-0092-P-X Rev P2 (Site Plan Proposed)
WP-0663-A-0102-P-L0 Rev P4 (Ground Floor Plan Proposed)
WP-0663-A-0104-P-L2 Rev P3 (Second Plan Proposed)
WP-0663-A-0106-P-RF Rev P3 (Roof Plan Proposed)
WP-0663-A-0203-E-R-NW-SW Rev P3 (North West Elevation South West Elevation Proposed Rear Building)
WP-0663-A-0301-S-AA-BB Rev P4 (Section AA, Section BB Proposed)
(As Amended 13.06.23)

WP-0663-A-0103-P-L1 Rev P4 (First Floor Plan Proposed) received 04.08.2023

WP-0663-A-0302-S-CC-DD Rev P5 (Section CC, Section DD Proposed); WP-0663-A-0202-E-R-NE-SE Rev P5 (South East Elevation North East Elevation Proposed Rear Building) received 07.08.2023

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

U0162460 Construction materials

The external surfaces of the buildings (including fenestration, privacy screens, masonry and brickwork, bonding pattern) shall not be constructed other than in materials details/samples of which shall be submitted to and approved in writing by the Local Planning Authority.

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

U0162461 Construction details

The development shall not be carried out other than in accordance with detailed drawings to a scale of not less than 1:20 which shall be submitted to and approved in writing by the Local Planning Authority, such details to show fenestration, window and door recesses, typical balcony.

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

U0162462 Parking Layout

The car parking layout (7no. car parking bays) as shown on drawing no. WP-06630-A-0102-P-LO P4 June 2023 shall be implemented in full prior to first occupation of any of the residential/commercial properties hereby approved and shall not be used for any purpose other than for the parking of private motor vehicles used by residential/commercial occupiers or visitors to the development as described. 6 (six) of the parking spaces shall be allocated to six 2-bedroom flats and 1 (one) to the class E uses hereby approved.

REASON: To ensure the development does not have an adverse impact on local traffic and parking conditions.

U0162463 Delivery, Servicing and operational waste

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

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

U0162464 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.

U0162465 BREEAM for Non-Housing~

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.

U0162466 Fire Safety

The development must be carried out in accordance with the provisions of the Fire Safety Strategy by HornerSalus for 26-28 Priest bridge Road, 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.

U0162467 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.

U0162468 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.

U0162469 Refuse arrangements

The building hereby approved shall not be occupied until full details of the arrangements for the storage and disposal of refuse/waste as shown on plan WP-0663-A-0102-P-LO P4 June 2023 have been made.

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

U0162470 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.

U0162471 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).

U0162472 Energy Reduction

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

REASON: In the interests of energy conservation.

U0162473 Hard and Soft Landscaping

A) No development shall take place, other than demolition, until full details of 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 including demarcation of the pedestrian route on the shared surface; hard surfacing materials; minor artifacts and structures (e.g. furniture, refuse or other storage units, signs, lighting etc); and where relevant; a program or timetable of the proposed works.

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

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

U0162474 Residential Dwellings - Noise Protection

Prior to the occupation of the residential dwellings hereby approved, an updated Acoustic Report shall be submitted to and approved in writing by the LPA, to include the following details:

a. Specification details for the building façade, glazing and ventilation elements of the residential development to demonstrate that they achieve the following sound attenuation requirements.

Internal Ambient Noise Levels for Dwellings

Situation	Location	07:00 - 23:00 hrs.	23:00 - 07:00 hrs.
Resting	Living room	35 dB LAeq, 16 hour	-
Dining	Dining room/area	40 dB LAeq, 16 hour	-
Sleeping (daytime resting)	Bedroom	35 dB LAeq, 16 hour	30 dB LAeq, 8 hour
Sleeping	Bedroom	-	45 dB LAMax (several times in any one hour)

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

REASON: In order to safeguard the amenities of neighbouring residents.

U0162475 Mechanical services noise Control

a) Before any mechanical services plant including heating, ventilation and air conditioning (HVAC) and kitchen extraction plant to which the application refers is used at the premises, a scheme shall be submitted to and approved in writing by the local planning authority which demonstrates that the following noise design requirements can be complied with. The plant shall not be implemented or operated other than in accordance with the approved details.

b) The cumulative measured or calculated rating level of noise emitted from the mechanical services plant including heating, ventilation and air conditioning (HVAC) and kitchen extraction plant to which the application refers, shall be 5dB(A) below the existing background noise level, at all times that the mechanical system etc operates. The measured or calculated noise levels shall be determined at the boundary of the nearest ground floor noise sensitive premises or 1 meter from the facade of the nearest first floor (or higher) noise sensitive premises, and in accordance to the latest British Standard 4142; An alternative position for assessment /measurement may be used to allow ease of access, this must be shown on a map and noise propagation calculations detailed to show how the design criteria is achieved.

c) The plant shall be isolated so as to ensure that vibration amplitudes which causes re-radiated noise not to exceed the limits detailed in table 4 detailed in section 7.7.2 of BS8233:2014 Guidance on sound insulation and noise reduction for buildings "

d) A commissioning acoustic test and report shall be undertaken within 2 weeks of mechanical services commissioning, in order to demonstrate that condition 1(a&c)above has been achieved. The results of the test shall be submitted to and approved in writing by the LPA.

REASON: To protect the amenity of occupiers of nearby properties from noise or vibration disturbance in accordance with the requirements of policies LP8 and LP10 of the Local Plan

U0162476 Parking Permits Restriction - GRAMPIAN

Before the development hereby permitted begins a scheme shall be agreed in writing with the local planning authority and be put in place to ensure that, with the exception of disabled persons, no residential occupier of the nine flats within the proposed development shall obtain a residential parking permit within any controlled parking zone which may be in force in the area at any time and that no more than a total of 5 (five) business car-parking permits shall be issued to any of the tenants of the Class E uses hereby approved.

REASON: To accord with the terms of the application and to ensure that the development does not generate an increased demand for on-street car parking to the detriment of the free flow of traffic, the conditions of general safety along the neighbouring highways, the amenity of the area and to accord with the Councils car parking policy and standards.

U0162477 Hours of Use

None of the Class E uses hereby approved shall operate outside of the following times:

A. Mon-Sat inclusive - before 06:30am; and after 23:00pm;

B. Sunday - before 07:30am; and after 22:30pm;

and any visitors/customers shall not be present on the premises outside of these times.

A notice to this effect shall be displayed at all times on the premises so as to be visible from outside.

REASON: To ensure that the proposed development does not prejudice the amenities of nearby occupiers, or the area generally.

U0162478 Green/Sedum roof

Prior to commencement of development above ground floor slab level, details of proposed green/brown roofs, shall be submitted to and approved by the Local Planning Authority. The green/brown roofs shall be implemented prior to occupation of any part of the development, in accordance with the approved specifications and maintenance schedule and maintained permanently thereafter, unless otherwise approved, in writing, by the Local Planning Authority. There should be a minimum of 150m² of green roof.

The submission must provide/comprise the following information:

- a) Details on materials used in the design, construction and installation of the green/brown roof based on the Green Roof Code and the use of biodiversity based extensive/semi-intensive soils;
- b) details on substrate and plants used in the green roof, based on a commercial brick-based aggregate or equivalent with a varied substrate depth of minimum 150mm planted with 50% locally native herbs/wildflowers in addition to a variety of sedum species;
- c) details on additional features to the proposed green/brown roof, such as areas of bare shingle, areas of sand for burrowing invertebrates, individual logs or log piles; and
- d) an ecological management and maintenance plan including landscape features and a cross section of the green roof.

REASON: To ensure the biodiversity benefits and ecological benefits of the development are delivered and maintained.

U0162479 Green walls

Prior to commencement of the relevant works, full details and a maintenance programme for the green walls as proposed as climber plants on wires shall be provided. The green walls shall be implemented prior to first occupation of the residential.

REASON: To ensure the biodiversity benefits and ecological benefits of the development are delivered and maintained.

U0162480 Ecology

Unless otherwise agreed in writing by the LPA, the development hereby approved shall not be implemented other than in accordance with the recommendations of the PEA by Darwin Ecology dated November 2019 Overview Revision July 2022

REASON: To preserve the ecological value of the site hereby approved

U0162481 No windows

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 windows other than those shown on the approved plans shall be installed in the first-floor flank or rear walls of the rear building hereby permitted.

REASON: To safeguard the amenities of adjoining occupiers.

U0162482 Privacy Screens

Prior to first use of the balconies, the details of the privacy screening to a minimum height of 1.7m above FFL to be incorporated shall be submitted to and approved in writing by the Local Planning authority. The details shall include screening to:

- a. the southern edge of the balcony to units 3
- b. the northern and partial eastern edge of the balcony to unit 2
- c. the northern and southern edge of the balcony to unit 6
- d. the balconies to units 8 and 9

The privacy screening shall be installed prior to first use of the balconies in accordance with the approved details and thereafter retained.

Prior to the Class E occupation of the first floor of the rear building, details of the privacy screening to the first floor windows on the eastern elevation shall be submitted to and approved in writing by the Local Planning authority. The privacy screening shall be installed prior to occupation of the first floor of the rear building in accordance with the approved details and thereafter retained.

REASON: To safeguard the amenities of the adjoining occupiers.

U0162483 Details of boundary treatment

Prior to the commencement of development above ground floor slab level, details of proposed boundary treatments, to include a plan indicating the positions, design, materials and type of boundary treatment to be erected and any necessary tree protection measures to be taken into consideration shall be submitted to and approved in writing by the Local Planning Authority. The approved boundary treatment shall be carried out prior to occupation of any part of the development and retained as such.

REASON: To safeguard the visual amenities of the locality and the privacy/amenities of the adjoining properties.

U0162484 Highways works and footway reinstatement

The development hereby approved shall not be occupied until the works as indicated on plan WP-06630-A-0102-P-LO P4 June 2023, including reinstatement of the footway, have been completed to the reasonable satisfaction of the local planning authority.

REASON: In the interest of highway safety, to ensure that the access to the development site from the highway is safe

U0162485 Phasing of residential occupation

No residential units approved as part of this application shall be occupied until the Class E units hereby approved are structurally completed and ready for occupation.

REASON: In order to safeguard the employment re-provision and accord with the London Plan and Local Plan policies relating to economy

U0162486 No further balconies

Other than the areas identified as roof terraces / balconies on approved plans WP-0663-A-0103-P-L1 Rev P4 (First Floor Plan Proposed) received 04.08.2023 and WP-0663-A-0104-P-L2 Second Floor Plan P3 June 2023, the roof areas of the buildings hereby permitted shall not be used as a balcony, roof terrace, roof garden or similar amenity area.

REASON: To safeguard the amenities of the adjoining occupiers.

U0162487 Environment Agency Condition 1

The development must maintain a 1.5m offset between any built development, including piled foundations, and the open main river channel of the Beverley Brook as set out in drawing number WP-0663-A-0102-P-L0 by Wimshurst Pelleriti (revision

P3; dated May 2023). The development must also maintain a 1.5m structural exclusion zone between any built development, including piled foundations, and the White Hart Lane main river culvert, as set out in drawing number WP-0663-A0102-PL0 by Wimshurst Pelleriti (revision P4; dated 12.06.2023) and drawing number WP-0663-A-0301-S-AA-BB by Wimshurst Pelleriti (revision P4; dated 12.06.2023). Due to the constraints of the site we are satisfied that part of the structural exclusion zone to the culvert will be used for cycle and bin storage.

Reason

To protect the structural integrity of the main rivers and ensure access for maintenance, improvement and emergency works is not restricted. To ensure flood risk is not increased elsewhere in line with Policy LP 21 Flood Risk and Sustainable Drainage of the Richmond Local Plan (2018) and Paragraph 159 of the National Planning Policy Framework (NPPF) (2021).

U0162488 Environment Agency - Condition 2

No development shall take place until a landscape and ecological management plan, including long-term design objectives, management responsibilities and maintenance schedules for the river corridor has been submitted to, and approved in writing by, the local planning authority in consultation with the Environment Agency.

The scheme shall include the following elements:

- o details of river corridor biodiversity enhancements on site, including the following:
 - o 1.5m buffer zone along the open main river corridor planted with native species suited to the shaded conditions
 - o Baskets to provide organic materials for vegetation to grow secured to the vertical concrete walls of the main river channel, including how they will be secured to the wall, the number of baskets to be installed, the size of the baskets and the native species they will be planted with
 - o details of maintenance regimes
 - o details of management responsibilities

The landscape and ecological management plan shall be carried out as approved and the river corridor biodiversity enhancements shall be in place prior to occupation of the development. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development. Any subsequent variations shall be agreed in writing by the local planning authority in consultation with the Environment Agency.

Reason

To ensure the protection of wildlife and supporting habitat. Also, to secure opportunities for enhancing the site's nature conservation value in line with national planning policy and adopted policy LP 15 Biodiversity and LP 18 River Corridors of the Richmond Upon Thames Local Plan (2018).

U0162489 Environment - Condition 3

No development approved by this planning permission shall commence until a strategy to deal with the potential risks associated with any contamination of the site has been submitted to, and approved in writing by, the Local Planning Authority. This strategy will include the following components:

1. A preliminary risk assessment which has identified: all previous uses; potential contaminants associated with those uses; a conceptual model of the site indicating sources, pathways and receptors; and potentially unacceptable risks arising from contamination at the site.

(Note: the submitted reports would fulfil this requirement, but as development may be undertaken by other parties who may not have rights to the report, this element of the condition should be retained until the full condition can be discharged)

2. A further site investigation scheme, based on (1) and as advised in Subadra preliminary phase 2 site report, to provide additional information on the full extent of hydrocarbon contamination and for a detailed assessment of the risk

to all receptors that may be affected, including those off site.

3. The results of the additional site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

Reason

To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution in line with paragraph 174 of the National Planning Policy Framework.

U0162490 Environment Agency - Condition 4

Prior to any part of the permitted development being occupied, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason

To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 174 of the National Planning Policy Framework.

U0162491 Environment Agency - Condition 5

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason

To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in line with paragraph 174 of the National Planning Policy Framework.

U0162492 Environment Agency - Condition 6

No infiltration of surface water drainage into the ground is permitted other than with the written consent of the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason

To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 174 of the National Planning Policy Framework.

U0162493 Environment Agency - Condition 7

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may

be given for those parts of the site where it has been demonstrated by a piling risk assessment that there is no resultant unacceptable risk to groundwater.

The development shall be carried out in accordance with the approved details.

Reason

To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 174 of the National Planning Policy Framework.

U0162494 Sustainable Drainage

The development hereby permitted, other than demolition shall not commence until such time as a scheme to dispose of surface water has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and retained as approved.

REASON: In the interest of sustainable construction, to avoid excessive surface water runoff and to ensure that the surface water drainage system does not pollute the ground water below the site.

U0162495 Flooding

The development permitted by this planning permission shall be carried out in accordance with the principals established in the Flood Risk Assessment (FRA) by Wimhurst Pelleretti June 2022 Rev P1 and the following mitigation measures detailed within the FRA:

- a) There shall be no habitable accommodation on the ground floor level.
- b) Finished floor levels shall be set no lower than 4.065m AOD.
- c) The flood resilient and resistance measures outlined shall be fully implemented.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

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

U0162496 EV charging

Prior to first occupation of any part of the development approved, one of the car parking spaces shall be fitted with active charging facilities and the remaining 6 car parking spaces shall be fitted with passive charging facilities in accordance with the manufacturers specifications and maintenance schedule and maintained permanently thereafter, unless otherwise approved in writing by the Local Planning Authority.

REASON: To encourage the uptake of electrical vehicles and accord with the requirements of policy 6.13 of the London Plan.

DETAILED INFORMATIVES

U0081892 Informative - Piling

Piling can result in risks to groundwater quality by mobilising contamination when boring through different bedrock layers and creating preferential pathways. Thus it should be demonstrated that any proposed piling will not result in contamination of groundwater. If Piling is proposed, a Piling Risk Assessment must be submitted, written in accordance with EA guidance document "Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention. National Groundwater & Contaminated Land Centre report NC/99/73".
Informative - Waste

Contaminated soil that is (or must be) disposed of is waste. Therefore, its handling, transport, treatment and disposal are subject to waste management legislation, which includes:

- o Duty of Care Regulations 1991
- o Hazardous Waste (England and Wales) Regulations 2005
- o Environmental Permitting (England and Wales) Regulations 2016
- o The Waste (England and Wales) Regulations 2011

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically in line with British Standard BS EN 14899:2005 'Characterization of Waste - Sampling of Waste Materials - Framework for the Preparation and Application of a Sampling Plan' and that the permitting status of any proposed treatment or disposal activity is clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

If the total quantity of hazardous waste material produced or taken off-site is 500kg or greater in any 12 month period, the developer will need to register with us as a hazardous waste producer. Refer to the hazardous waste pages on gov.uk for more information.

U0081893 Informative Environmental Permitting

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- o on or within 8 metres of a main river (16 metres if tidal)
- o on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- o on or within 16 metres of a sea defence
- o involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- o in the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activitiesenvironmental-permits> or contact our National Customer Contact Centre on 03708

506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environmentagency.gov.uk.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

U0081894 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.

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.

U0081895 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 amended following negotiations with the Council to ensure the scheme complied with adopted policy and guidance, and a decision was made without delay.

U0081900 Vehicular Crossover

The permission hereby granted shall not be construed as authority to carry out works on the publicly maintained highway. The applicant is advised that all such works must be carried out by the Council's own appointed contractor following approval from Highways Management Group, London Borough of Richmond upon Thames, 44 York Street, Twickenham TW1 3BZ or highwaysandtransport@richmond.gov.uk.

Further details and application forms can be obtained from the Civic Centre by telephoning 020 8891 1411 or online http://www.richmond.gov.uk/dropped_kerbs . Application forms must be accompanied by a copy of the planning consent to which the application relates and the relevant part of the approved drawing. The cost of these highway works will be charged to the applicant.

U0081897 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.

U0081898 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.

U0081899 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).

U0081896 Section 278

The applicant is advised of the need to enter into an agreement under S278 of the Highways Act 1980 to construct the proposed vehicular crossover access and restore the current vehicular egress to that of footway dimensions.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION
22/2360/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