

Environment Directorate / Development Management

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Mr Robin Harper
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Letter Printed 14 September 2023

FOR DECISION DATED
14 September 2023

Dear Sir/Madam

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

Application: 22/3112/FUL
Your ref: Meadows Hall
Our ref: DC/DAV/22/3112/FUL/FUL
Applicant: Mr Rob Cummins
Agent: Mr Robin Harper

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

Meadows Hall Church Road Richmond TW10 6LN

for

Erection of one 4-storey building and one 2-storey building to provide 12 affordable housing units (7 Supported Living units and 5 London Living Rent units), plus one residential support unit; removal of existing vehicular access; landscaping including communal amenity space and ecological enhancement area; erection of ancillary structures including secure cycle and refuse storage structures.

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

www.richmond.gov.uk/planning

London Borough of Richmond upon Thames
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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 22/3112/FUL

APPLICANT NAME

Mr Rob Cummins
8 Waldegrave Road
Teddington
TW11 8GT

AGENT NAME

Mr Robin Harper
The Boathouse Design Studio
27 Ferry Road
Teddington
TW11 9NN
United Kingdom

SITE

Meadows Hall Church Road Richmond TW10 6LN

PROPOSAL

Erection of one 4-storey building and one 2-storey building to provide 12 affordable housing units (7 Supported Living units and 5 London Living Rent units), plus one residential support unit; removal of existing vehicular access; landscaping including communal amenity space and ecological enhancement area; erection of ancillary structures including secure cycle and refuse storage structures.

SUMMARY OF CONDITIONS AND INFORMATIVES

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DETAILED CONDITIONS AND INFORMATIVES

DETAILED CONDITIONS

U0164739 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.

U0164740 Approved Plans

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

L-100 P02, WP-0733-A-0001(P0), WP-0733-A-0002(P0) WP-0733-A-0003(P0), WP-0733-A-0100(P0), WP-0733-A-0110(P0), WP-0733-A-0111(P0), WP-0733-A-0119(P0); received 17 October 2022; and

WP-0733-A-0030(P1), WP-0733-A-0050(P1), WP-0733-A-0200(P1), WP-0733-A-0300(P1), WP-0733-A-0301(P1), WP-0733-A-0302(P1); received 22 May 2023; and WP-0733-A-0112(P1); received 13 September 2023.

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

U0164741 Potentially Contaminated Sites

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 in locations and at depths stipulated by 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 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.

U0164742 Thames Water - 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 in consultation with Thames Water. 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.

U0164743 Construction Method Statement

No development shall take place, including any works of demolition, until a detailed Construction Management Plan (to include any demolition works) using the Council's proforma document (https://www.richmond.gov.uk/media/22165/construction_management_plan_guidance_notes.pdf) has been submitted to and approved in writing by the Local Planning Authority. The development shall not be implemented other than in accordance with the approved plan.

The Statement shall detail :

1. Contact details, including a 24hr emergency contact (details of which shall be displayed on any hoarding / security fencing)
2. Programme length and phasing
3. The number, type and dimensions of vehicles required
4. Vehicle routing
5. Details of holding areas for construction traffic and communication strategy for their arrival
6. Methods of spoil removal and concrete supply
7. Details and location where plant and materials will be loaded and unloaded
8. Security hoarding and maintenance of such
9. Site setup drawings showing the position of vehicles, skips, concrete supply, etc. at a minimum scale of 1:200, showing the site in context of the surrounding highway and neighbouring properties
10. On classified roads generally, vehicles will be expected to enter and exit the site in forward gear. Swept Path Analysis drawings will be required to demonstrate this
11. Details of how the safety of highway users and vulnerable pedestrians will be managed
12. Details of how access to neighbouring properties will be maintained
13. Details of how any trees and street furniture (i.e. lighting columns, communications cabinets, bollards, etc.) are to be protected during the works
14. Details of any required footway and/or road closures, or highway licences
15. Any necessary parking suspension details
16. Details of any wheel-washing facilities, if required
17. Details of measures that will be applied to control the emission of noise, vibration and dust including working hours. This should follow Best Practice detailed within BS 5228-1:2009+A1:2014, Code of Practice for Noise and Vibration Control on Construction and Open Sites; as well as for dust control: COSHH 2002 (as amended 2020), The London Plan 2021 Policy SI-1-D and HSE Construction Information Sheet CIS36
18. Where applicable, the Construction Management Statement should be written in conjunction with the Arboricultural Method Statement, and in accordance with British Standard 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.

U0164744 CEMP

No works shall start until Construction Environmental/Ecological Management Plan (or similar) is submitted to and approved in writing by the local planning authority and thereafter constructed in accordance with these details. The CEMP needs to take into account the recommendations of the Ecosupport Ltd Preliminary Ecological Appraisal (dated 23rd June 2022).

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

U0164745 Construction Logistics Plan

No development shall take place until a site-specific Construction Logistics Plan has been submitted to and been approved in writing by the Local Planning Authority. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust, emissions and site lighting. The plan shall include, but not be limited to:

1. Procedures for maintaining good public relations including complaint management, public consultation and liaison
2. Arrangements for liaison with the Council's Pollution Control Team
3. Mitigation measures as defined in BS 5228-1:2009+A1:2014 shall be used to minimise noise disturbance from construction works.
5. Procedures for emergency deviation of the agreed working hours.
6. Control measures for dust and other air-borne pollutants.
7. Measures for controlling the use of site lighting whether required for safe working or for security purposes.

The development shall not be constructed other than in accordance with the approved Plan.

REASON: To safeguard highway and pedestrian safety, protect the amenities of neighbouring residential occupiers, and to prevent harm to wildlife and protect existing biodiversity, and deterioration of air quality.

U0164746 Ecology Report

Should works not commence before January 2024, a repeat ecological survey will be required to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

REASON: To ensure that data is current and valid and to prevent harm to wildlife and protect existing biodiversity.

U0164747 Biodiverse green roof/s

Full details of all biodiversity roofs shall be submitted to and approved in writing by the local planning authority prior to superstructure works for the relevant building accommodating such, commencing on site. The scheme shall not be implemented other than in accordance with the approved details.

REASON: To enhance nature conservation interest.

U0164748 Detailed Drainage Design

Prior to commencement of groundworks (excluding site investigations and demolition), a final detailed drainage design including drawings, an updated SuDS proforma and supporting calculations aligned with the Drainage strategy and SuDS assessment (dated July 2022) and Addendums (dated 12th of June and 7th of July 2023) as well as the Flood Risk Assessment (received 17th of October 2022) shall be submitted to and approved in writing by the Local Planning Authority. A detailed management plan confirming routine maintenance tasks for all drainage components shall also be submitted and approved in writing with the Local Planning Authority to demonstrate how the drainage system is to be maintained for the lifetime of the development. The approved details shall be implemented prior to the occupation of the development hereby approved.

REASON: To prevent the risk of flooding to and from the site in accordance with relevant policy requirements including but not limited to London Plan Policy 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 LP21.

U0164749 Submitted Arboricultural details

A. The development hereby approved shall not be implemented other than in accordance with the principles and methodology as described within the approved Arboricultural details "Tree Survey Arboricultural Impact Assessment Arboricultural Method Statement, Ref: AR4888", unless otherwise previously agreed in writing with the local planning authority.

B. Prior to commencement of works, confirmation of the appointment of a retained Arboricultural consultant to conduct and submit an auditable system of site supervision and monitoring shall be submitted to the Local Planning Authority arboricultural officer.

C. Illustrated monitoring reports concerning the condition of retained trees shall be submitted to and approved by the Local Planning Authority, upon commencement and completion of works hereby approved.

REASON: To ensure that the tree(s) are not damaged or otherwise adversely affected by demolition, building operations, excavations and soil compaction.

U0164750 Pre-Start Meeting

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

(B) Minutes from the meeting must be prepared and submitted to the Local Planning Authority arboricultural officer, prior to the commencement of development.

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

U0164751 Air Quality

The development hereby permitted shall not be implemented or operated other than in accordance with the Air Quality Assessment prepared by Air Quality Consultants dated July 2022.

REASON: In the interest of Air Quality.

U0164752 Heads of Terms

No development shall commence until a valid and enforceable agreement to secure the following has been submitted to and approved in writing with the Local Planning Authority:

1. delivery of affordable housing
2. consultation and engagement with the Council's Specialist Occupational Therapist
3. removal of car parking permits for future residents
4. measures to ensure the housing meets zero carbon
5. highway works, including crossover, reinstatement of pavements, and stopping up order

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

REASON: To accord with the terms of the application, and to ensure the necessary mitigation is in place to avoid unacceptable impacts on energy consumption, transport and health infrastructure.

U0164753 Sale of the land

Prior to the commencement of development, written notification of the sales agreement shall be submitted to and approved in writing by the Local Planning Authority outlining the restriction on the implementation of the Development except after completion of a Section 106 with the freeholder to secure the Heads of Terms outlined in condition "Heads of Terms" and informative "Heads of Terms".

REASON: To accord with the terms of the application, and to ensure the necessary mitigation is in place to avoid unacceptable impacts on energy consumption, transport and health infrastructure.

U0164754 Building Regulation M4(3)

Unit 1 (Located on the ground floor of the Mansion Block) hereby approved shall not be constructed other than in accordance with Building Regulation M4(3) and in accordance with details to be submitted to and approved in writing by the LPA prior to the commencement of above ground works to the Mansion Block.

Reason: In the interest of inclusive access in accordance with Policy 35E to ensure homes to meet diverse and changing needs.

U0164755 Hard and Soft Landscaping

Before constructing any new hard or soft landscape, full details of both hard and soft landscaping works shall be submitted to and approved in writing by the local planning authority. These details shall include:

(A) Hard landscape 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.); 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

U0164756 Renewable energy details

Notwithstanding the details shown on the approved drawings, further details of the air source heat pumps including enclosures and PV panels to be installed in accordance with the approved Energy Statement shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The details shall include the siting, design, gradient and technical specification. The development hereby approved shall not be occupied until the renewable energy measures have been implemented in accordance with the approved details. The renewable energy measures shall be maintained as such thereafter.

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

U0164757 Materials

The external surfaces of the buildings hereby approved 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.

U0164758 Sample Panels of brickwork

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

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

U0164759 Details to be approved

Prior to relevant works, detailed drawings (including cross-sections as appropriate) shall be submitted to and approved in writing by the Local Planning Authority, such details to show:

- a) fenestration detail including reveals;
- b) courtyard pergola
- c) railings/screens to balconies

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

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

U0164760 Ecological Enhancement/Mitigation

Prior to installation of relevant works, an Ecological Enhancement Plan which complies with and includes the recommendations, mitigation and enhancements of the Preliminary Ecological Appraisal dated 23rd June 2022 shall be submitted to and approved in writing by the local planning authority. Details should include: specific location (including proposed aspect and height) on a plan in context with the development.

specific product/dimensions

proposed maintenance.

No part of the development shall be occupied until the approved details have been implemented in full, unless previously agreed in writing with the local planning authority.

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

U0164761 Privacy screens

Notwithstanding what is shown on the approved drawings, the residential units on the first, second and third floor of the Mansion block shall not be occupied until privacy screens to a minimum height of 1.7m above finished floor level have been installed to the balconies to the full extent on their flank elevations in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The privacy screens shall thereafter be retained as approved.

REASON: To protect neighbouring amenity

U0164762 Sustainable Drainage Evidence

No building hereby permitted shall 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.

U0164763 Urban Greening Factor

Prior to the first occupation of the development hereby approved, unless otherwise agreed in writing, confirmation that the whole development achieves an urban greening factor score of 0.417 shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure the development meets the greening and biodiversity aspirations of the Local and London Plan and complies with the terms of the application submission.

U0164764 Boundary Treatment

None of the buildings hereby approved shall be occupied until a boundary treatment scheme, including details of gates/openings and gaps to allow passage of small mammals, has been submitted to and approved in writing by the Local Planning Authority, and thereafter implemented in accordance with the approved details.

REASON: To safeguard the ecology of the site, amenities of the adjoining occupiers and the area generally

U0164765 Cycle Parking

Prior to the occupation of the development, details of the cycle parking and the associated enclosure shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking shall be provided in accordance with the approved details before first occupation of the building and shall be retained only for cycle parking as approved thereafter.

REASON: To promote the use of sustainable modes of transport and details of the phasing of construction of internal roads, to be secured via pre-commencement planning conditions.

U0164766 Refuse Storage

A. Prior to the occupation of the residential development, a scheme detailing the design and siting of the refuse enclosure shall be submitted to the approved in writing by the Local Planning Authority. The development shall not be implemented other than in accordance with the approved scheme, which shall be insitu prior to the first occupation of the development and will thereafter be retained as approved.

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

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

U0164767 Delivery and Servicing Strategy

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

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

U0164768 Energy Reduction

1. The energy reduction for the development shall be achieved in line with the strategies outlined in the Energy Strategy R5 by QuinnRoss energy dated 9 May 2023.
2. The development hereby approved shall achieve not less than 35% reduction in Carbon Dioxide emissions beyond Building Regulations requirements (2013) on-site, unless otherwise agreed in writing by the Local Planning Authority.
3. The development hereby approved shall not be occupied until a scheme demonstrating zero carbon standards (including any Carbon Off-Set contribution) have been met, has been submitted to and approved in writing by the Local Planning Authority
4. Prior to the first occupation of the development, a scheme shall be submitted to and approved in writing by the Local Planning Authority to detail measures that will be implemented to ensure there is a robust plan for monitoring and annual reporting (for at least 5 years), in accordance with the London Plan Be Seen layer of the energy hierarchy. The development shall not be implemented other than in accordance with the approved scheme.
5. Prior to first occupation of the development, a scheme shall be submitted to and approved in writing by the Local Planning Authority to detail how the design of the development has allowed for future connection to the decentralised energy network.
6. Prior to first occupation of the development, a scheme shall be submitted to and approved in writing by the Local Planning Authority to demonstrate that the most sustainable methods of reducing overheating risk have been prioritized in line with the Greater London Authority Cooling Hierarchy.

REASON: In the interests of energy conservation in accordance with the Development Plan.

U0164769 Tree Planting Scheme Required

1. 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 of each individual tree.
- B) Planting specification and methodology including soil volume calculations and incorporating root deflection measures (Where necessary)
- C) Proposed time of planting (season)
- D) 5-year aftercare, maintenance and management programme.

The development hereby approved shall not be occupied until the approved scheme has been implemented.

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

3. If within a period of 5 years from the date of planting that tree or any tree planted in replacement for it, is removed, uprooted, destroyed or dies (or becomes in the opinion of the local planning authority seriously damaged) then the tree shall be replaced to reflect the specification of the approved planting scheme in the next available planting season or in accordance with a timetable agreed in writing with the local planning authority.

REASON: To safeguard the appearance of the locality and maintain tree cover.

U0164770 External lighting

External lighting shall not be installed other than in accordance with details to be submitted to and approved in writing by the local planning authority. Lighting should accord with recommendations from the Ecosupport Ltd Preliminary Ecological Appraisal (dated 23rd June 2022).

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

U0164771 Staff accommodation

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order) the support accommodation on the ground floor of the mansion block as shown on drawing WP-0733-A-0111 rev P0, shall only be used as ancillary residential accommodation to the Supported Living units hereby approved.

REASON: To accord with the terms of the application and the development not otherwise comply with the Local Planning Authorities policies.

U0164772 Approved Plant Detail

The plant hereby permitted shall not be installed or operated other than in strict accordance with the details provided in the acoustic report submitted by KP Acoustics ref. 23170.PCR.01 Rev A and dated 03/08/2022.

A commissioning acoustic test report shall be undertaken within two weeks of the mechanical services installation in order to demonstrate the limiting noise levels detailed in the above report have been achieved. The results of the tests shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To safeguard the amenities of neighbouring residential occupants

U0164773 Window obscure glazed/no openable

The proposed first, second and third floor window(s) in the southern elevation of the Mansion Block 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.

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

U0164774 Fire Safety

The development must be carried out in accordance with the provisions of the Fire Statement by BB7 dated 19 August 2022 unless otherwise approved in writing by the Local Planning Authority.

REASON: To ensure that the development incorporates the necessary fire safety measures in accordance with the Mayor's London Plan Policy D12 and D5.

U0164775 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.

REASON: In the interests of water efficiency in accordance with the Councils sustainability policies.

U0164776 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.

U0164777 Building Regulation M4(2)

Units 2-12 (as numbered on the 'proposed schedule of accommodation' received 17 October 2022) 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.

U0164778 NRMM

During onsite construction of any phase of development, all non-road transportable industrial equipment or vehicles which are fitted with an internal diesel powered compression ignition engine between 37 and 560KW and not intended for transporting goods or passengers on roads are required to meet Stage IIIB of EU Directive 97/68/E and be NRMM registered. Such vehicles must be run on ultra low sulphur diesel (also known as ULSD 'cleaner diesel' or 'green diesel').

"Ultra low sulphur diesel" means fuel meeting the specification within BS EN 590.

Where these standards are succeeded, they should be applied when reasonable.

Exemptions to these standards may be granted for specialist equipment or for equipment with alternative emission reduction equipment or run on alternative fuels.

Such exemptions shall be applied for in writing to the local planning authority in advance of the use of such vehicles, detailing the reasons for the exemption being sought and clearly identifying the subject vehicles. Exemptions that are granted will be in writing and such vehicles must not be used until written exemption has been issued by the local planning authority.

No vehicles or plant to which the above emission standards apply shall be on site, at any time, whether in use or not, unless it complies with the above standards, without the prior written consent of the local planning authority.

REASON: To protect the amenity of future occupants and/or neighbours

U0164779 Travel Plan

Staff, resident and 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, resident and visitors to the development, to minimise car usage and to achieve a shift to alternative transport modes.

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. Due to the development being within the AQMA and with existing levels of pollutants being at or above EU limit values for nitrogen dioxide (NO₂) the scheme should include measures to encourage more sustainable means of transport in line with London Plan 2021.

DETAILED INFORMATIVES

U0083280 NPPF APPROVAL

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

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

In this instance:

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

U0083281 Composite Informative

Reason for granting:

The proposal has been considered in the light of the Development Plan, comments from statutory consultees and third parties (where relevant) and compliance with Supplementary Planning Guidance as appropriate. It has been concluded that there is not a demonstrable harm to interests of acknowledged importance caused by the development that justifies withholding planning permission.

Principal Policies:

Where relevant, the following have been taken into account in the consideration of this proposal:-

London Plan Policies: SD6, SD7, SD8, GG2, D4, D5, D6, D12, HC1, HC3, HC6, G5, G6, G7, SI 1, SI 2, SI 3, SI 4, SI12, SI13, T1, T3, T4, T5, T6

Local Plan Policies: LP1, LP2, LP3, LP4, LP5, LP8, LP10, LP12, LP15, LP16, LP17, LP21, LP20, LP22, LP24, LP28, LP30, LP31, LP34, LP35, LP36, LP37, LP39, LP44, LP45

Supplementary Planning Guidance: Design Quality; Air Quality; Development Control for Noise Generating and Noise Sensitive Development; Transport; Refuse and Recycling Storage Requirements; Sustainable Construction Checklist;

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 5228:2009 - Noise and vibration control on construction and open sites.

Any enquiries for further information should be made to the Commercial Environmental Health Team, 2nd Floor Civic Centre, 44 York Street, Twickenham TW1 3AB.

U0083282 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).

U0083283 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.

U0083289 Section 106 agreement

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

U0083285 Biodiverse Green Roof

In regards to the biodiverse green roof submission, the applicant is advised that:

- (A) These details should be:
 - o biodiversity based with extensive substrate base (min depth 80mm);

- o planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

(B) Details should:

- o not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

- o Include full maintenance details including access arrangements.

U0083286 Ecological enhancements

In regards to ecological enhancements it is advised that these should:

- o Follow the recommendations of the Ecosupport Ltd Preliminary Ecological Appraisal (dated 23rd June 2022)

- o Include 1 no integrated bat bricks/roof access tile within each mews unit and 2 bricks/slip tiles within the mansion block

- o Include 1 no integrated bird bricks (either sparrow terraces or swift bricks) for each mews unit and 2 bird boxes within the mansion block

- o Include 1 no Invertebrate habitat to be included within the landscaping

- o Include a native hedge/shrub planting to run the entire length of the northeastern boundary with back gardens

- o Ensure all walls/fences have mammal holes to allow continued movement of wildlife (to align with the hedge)

- o Ensure all plant species are native or wildlife friendly

(B) Details should include

- 1) specific location (including proposed aspect and height) on a plan in context with the development.

- 2) specific product/dimensions

- 3) proposed maintenance.

U0083287 External lighting

In regards to external lighting, these details shall include:

- o Locations, technical specifications,

- o No upward lighting or lighting onto the open sky, buildings, trees and vegetation, or potential roost features.

- o Accordance with CIBSE guide LG6 and ILP/BCT Bat guidance note 8;

U0083288 Thames Water Informative

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.

U0083284 Heads of Terms

The applicant is advised that the following provisions are recommended to satisfy condition "Heads of Terms".

A Unilateral Undertaking or S106 legal agreement to secure the provision and delivery of:

- o Affordable housing:

- o 12 affordable housing units

- o Mix:

- o Tenure: 58.3% Social Rent / 41.7% All London Living Rent (8 Social Rent units and 5 London Living Rent units)

- o Affordability details (Including marketing information to show how the homes will be marketed to eligible households in line with the Council Intermediate Housing Policy Statement and Intermediate Housing Marketing Statement.)

- o Confirmation the affordability of all the affordable homes takes account of the impact of service charges.
- o Removal of the ability for residential occupiers to apply for car parking permits
- o Consultation and engagement with the Council's Specialist Occupational Therapist to ensure that both aspects of the development meet good practice inclusive, adaptable and accessible design, including ADM1 M4(2) and (3) requirements, and particularly in relation to any additional features required with the supported housing development
- o Contribution towards the Carbon offset fund to secure zero carbon, currently calculated at £28,500 (Indexed)
- o Section 278 Agreement of the Highway Act for the necessary highway works, including To restore what will be a redundant vehicular crossover access on the eastern side of Church Road as footway, and to allow the Council to implement a Traffic Management Order under the Road Traffic Regulation Act 1984 to increase the amount of on-street vehicular parking on the eastern side of Church Road and to include one disabled vehicular parking bay.

The applicant is advised 'Indexed' means the contribution is multiplied by the fraction A divided by B where B represents the value of the Retail Prices Index (All Items) as at the date of the Deed and A represents the value of the same index as at the date of payment of the relevant contribution to the Council or in the event that the Retail Prices Index is no longer extant at such time as a calculation falls to be made the BCIS All-in Tender Price Index shall be used instead

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION
22/3112/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