

Environment Directorate / Development Management

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K Rafferty
KR Planning
183 Seafield Road
Bournemouth
Bournemouth
BH6 5LJ

Letter Printed 18 September 2023

FOR DECISION DATED
18 September 2023

Dear Sir/Madam

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

Application: 23/1819/FUL
Your ref: Hampton - Reconcile
Our ref: DC/GAP/23/1819/FUL/FUL
Applicant: NBI (Holdings) London Ltd
Agent: K Rafferty

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 **30 June 2023** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

3 - 4 New Broadway Hampton Hill

for

Ground floor conversion from commercial to two 1B1P self-contained dwellings. Single storey rear extension to accommodate one new 2B4P self-contained dwelling. First floor extension to allow the sub-division of the existing 3 bedroom first floor flat to form 2No. 1-bedroom flats and the construction of a mansard style roof extension to provide a further 2No. 1 bedroom flats at second floor level. Re-siting of existing front doors at ground floor level of the residential units.

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 23/1819/FUL

APPLICANT NAME

NBI (Holdings) London Ltd
3 & 4 New Broadway
Hampton Hill
London
TW12 1JG

AGENT NAME

K Rafferty
183 Seafield Road
Bournemouth
Bournemouth
BH6 5LJ

SITE

3 - 4 New Broadway Hampton Hill

PROPOSAL

Ground floor conversion from commercial to two 1B1P self-contained dwellings. Single storey rear extension to accommodate one new 2B4P self-contained dwelling. First floor extension to allow the sub-division of the existing 3 bedroom first floor flat to form 2No. 1-bedroom flats and the construction of a mansard style roof extension to provide a further 2No. 1 bedroom flats at second floor level. Re-siting of existing front doors at ground floor level of the residential units.

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

AT01	Development begun within 3 years
LT09A	Hard and Soft Landscaping Required
BD12	Details - Materials to be approved
DV50A	Energy Reduction
DV51B	Water Consumption
PK06A	Cycle parking
DV18A	Refuse Arrangements
U0164999	Refuse storage
U0165000	Refuse and servicing management plan
U0165001	PV Panels
U0165002	Fire Safety
DV49A	Construction Management Plan
U0165003	Drainage Strategy
GD01A	Restriction on use of roof
U0165004	Approved Drawings and Documents
U0165005	Window obscure glazed-No openable~~
U0164998	Watching Brief Condition

INFORMATIVES

U0083382	Composite Informative
U0083385	Street numbering
U0083384	CIL liable
U0083383	NPPF APPROVAL - Para. 38-42

DETAILED CONDITIONS AND INFORMATIVES

DETAILED CONDITIONS

AT01 Development begun within 3 years

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

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

LT09A Hard and Soft Landscaping Required

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

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

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

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

BD12 Details - Materials to be approved

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

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

DV50A Energy Reduction

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

Reason: In the interests of energy conservation in accordance with the Councils sustainability policies.

DV51B Water Consumption

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

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

PK06A Cycle parking

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

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

DV18A Refuse Arrangements

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

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

U0164999 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.

U0165000 Refuse and servicing management plan

None of the buildings hereby approved shall be occupied until a refuse and servicing management plan, including vehicle tracking diagrams, has been submitted to and approved in writing by the Local Planning Authority. Refuse and servicing shall be carried out in accordance with the approved management plan over the lifetime of the development and in any case prior the occupation of the development.

REASON: In the interests of highway and pedestrian safety together with the amenity of the area.

U0165001 PV Panels

None of the buildings hereby approved shall be occupied until details of the photovoltaic panels have been submitted to and approved in writing by the Local Planning Authority. The details shall include:

- o Siting
- o Design
- o Energy savings

The development shall only be implemented in accordance with the approved details and maintained as such unless for the life of the development otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of promoting sustainable forms of developments and to ensure that the proposed development does not prejudice the appearance of the locality.

U0165002 Fire Safety

The development must be carried out in accordance with the provisions of the Planning Fire Safety Strategy by Mark Smith Architects Ltd received 30th June 2023 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

DV49A Construction Management Plan

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

The Statement shall detail :

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

U0165003 Drainage Strategy

The development must be carried out in accordance with the provisions of the Flood Risk Assessment and Drainage Strategy (ref.: P4931J2730) by Jomas Associates Ltd dated 21 July 2023, and the Drainage Statement and Drainage Information prepared by Mark Smith Architects received 30 June 2023 and retained as such thereafter.

REASON: To ensure that the development does not result in flood risk in line with Local Plan (2018) LP 21.

GD01A Restriction on use of roof

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order) no part(s) of the roof of the building(s) hereby approved shall be used as a balcony or terrace nor shall any access be formed thereto.

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

U0165004 Approved Drawings and Documents

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

Residential Standards Statement, REFUSE/RECYCLING STRATEGY, Drainage Statement, Drainage Information, DESIGN AND ACCESS STATEMENT, 2103_PL.05_000, 2103_PL.05_001, 2103_PL.05_005, 2103_PL.05_010, 2103_PL.05_100, 2103_PL.05_101, 2103_PL.05_102, 2103_PL.05_105, 2103_PL.05_110, 2103_PL.05_111, 2103_PL.05_120 - received 30 June 2023.

EA Flood Map dated 7 July 2023.

Inclusive Access Statement - received 11 July 2023.

Flood Risk Assessment and Drainage Strategy (ref.: P4931J2730) by Jomas Associates Ltd dated 21 July 2023.

Viability Note, Energy and Sustainability Statement - received 26 July 2023.

TRANSPORT NOTE (ref.: DH/V913) dated 26 July 2023.

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

U0165005 Window obscure glazed-No openable~~

The proposed ground floor window(s) in the side and rear elevation(s) of the rear 2-bedroom flat hereby approved shall at no time be openable or glazed, otherwise than in acoustic, obscured glass.

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

U0164998 Watching Brief Condition

If during the development work, areas of contamination are encountered, then the applicant shall immediately notify the Local Planning Authority. The nature and extent of any contamination found shall be fully assessed by way of a site investigation and an adequate site investigation report and remediation strategy shall be submitted to and approved by Local Planning Authority in writing. Any remediation work agreed shall be fully implemented and a remediation verification report submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure contamination is adequately treated

DETAILED INFORMATIVES

U0083382 Composite Informative

Principal Policies:

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

National Planning Policy Framework (NPPF 2023)

London Plan (2021)

Local Plan (2018):

- o LP 1 Local Character and Design Quality
- o LP 2 Building Heights
- o LP 8 Amenity and Living Conditions
- o LP 10 Local Environmental Impacts, Pollution and Land Contamination
- o LP 20 Climate Change Adaptation
- o LP 21 Flood Risk and Sustainable Drainage
- o LP 22 Sustainable Design and Construction
- o LP 24 Waste Management
- o LP 34 New Housing
- o LP 35 Housing Mix and Standards
- o LP 36 Affordable Housing
- o LP 44 Sustainable Travel Choices
- o LP 45 Parking Standards and Servicing

Supplementary Planning Documents:

- o Transport (2020)
- o Hampton Hill Village Planning Guidance (2017)
- o Design Quality (2006)
- o House Extensions and External Alterations (2015)
- o Small and Medium Housing Sites (2006)
- o Shopfronts (2010) Residential Development Standards (2010) with Nationally Described Space Standard
- o Planning Obligation (2020)
- o Sustainable Construction Checklist (2020)
- o Refuse And Recycling: Storage and Access Requirements for New Developments (2022)
- o Affordable Housing (2014)

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 Section of the Street Scene 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 Control 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.

U0083385 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).

U0083384 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.

U0083383 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 the application was acceptable as submitted, and approved without delay.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION
23/1819/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