

Environment Directorate / Development Management

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Miss Lucy Morris
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Aldermary House
10-15 Queen Street
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Letter Printed 9 November 2023

FOR DECISION DATED
9 November 2023

Dear Sir/Madam

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

Application: 21/0586/FUL
Your ref: Hampton Wick
Our ref: DC/CTA/21/0586/FUL/FUL
Applicant: Mr & Mrs Frost
Agent: Miss Lucy Morris

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 **19 February 2021** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

29 To 31 High Street And Land To Rear Of High Street Hampton Wick

for

Demolition of Nos. 29 and 29b High Street and associated outbuildings, and erection of 8no. dwellings and 536.5sqm of Class E floorspace with associated works including the provision of 24 cycle spaces and 5 car parking spaces.

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 21/0586/FUL

APPLICANT NAME

Mr & Mrs Frost
Collendene
Somersbury Lane
Ewhurst
GU6 7SR
United Kingdom

AGENT NAME

Miss Lucy Morris
WSP
Aldermay House
10-15 Queen Street
London
EC4N 1TX
United Kingdom

SITE

29 To 31 High Street And Land To Rear Of High Street Hampton Wick

PROPOSAL

Demolition of Nos. 29 and 29b High Street and associated outbuildings, and erection of 8no. dwellings and 536.5sqm of Class E floorspace with associated works including the provision of 24 cycle spaces and 5 car parking spaces.

SUMMARY OF CONDITIONS AND INFORMATIVES

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DETAILED CONDITIONS AND INFORMATIVES

DETAILED CONDITIONS

U0168785 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.

U0168786 Approved plans

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

Location Plan drawing no. 1911 TP(00) 01 received 21 June 2021

Proposed Site Plan drawing no. 1911 TP(00) 05 Rev A received 21 June 2021

Proposed Block Plan drawing no. 1911 TP(00) 03 Rev A received 21 June 2021

Proposed Basement Floor Plan drawing no. 1911 TP(10) 20 Rev A received 21 June 2021

Proposed ground floor plan drawing no. 1911 TP(10) 21 Rev C received 31 August 2021

Proposed first floor plan drawing no. 1911 TP(10) 22 Rev E received 17 October 2023

Proposed second floor plan drawing no. 1911 TP(10) 23 Rev E received 17 October 2023

Proposed roof plan drawing no. 1911 TP(10) 24 Rev C received 17 December 2021

Proposed elevations drawing no. 1911 TP(11) 21 Rev E received 17 October 2023

Rear of Hampton Wick High Street drawing no. 1911 SK007 Rev A received 17 December 2021

Landscape Plan: Planting Layout drawing no. 1911 Planners Response 20210624 received 31 August 2021

Schedule of Accommodation - Proposed drawing no. 1911 SK003 Rev E received 31 August 2021

'Flood Risk Assessment and Indicative Surface Water Drainage Strategy' by RSK dated January 2021 (as Amended by letters dated 28 June 2021 and 19 August 2021)

'Screening Assessment' by RSK dated April 2021

'Sequential Test' by WSP dated March 2023

'Structural Impact Assessment' by Engineeria Structural and Civil Engineers dated 28 July 2023.

'Ground Investigation Report & Basement Impact Assessment' by Geotechnical and Environmental Associates Limited (GEA) dated July 2023.

'BS 5837 Arboricultural Report' by Crown Tree Consultancy dated 12 January 2021

'Sustainability & Energy Statement' by Bluesky Unlimited dated 27 January 2021

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

U0168787 Materials

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

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

U0168788 Fenestration

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

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

U0168789 BD10 - 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 by the Local Planning Authority before the relevant parts of the works are commenced and the sample panels shall be retained on site until the work is completed and has been approved.

REASON: To ensure that the proposed development is in keeping with the existing building(s) and does not prejudice the appearance of the locality.

U0168790 Hard and Soft Landscaping

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

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

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

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

U0168791 Energy reduction

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

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

U0168792 Water Consumption

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

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

U0168793 Sustainable Drainage and basement detail

Prior to the commencement of any groundworks (excluding site investigations and demolition), a final detailed drainage design including drawings, supporting calculations and an updated Sustainable Drainage Proforma shall be submitted to and approved in writing by the Local Planning Authority. The details shall be aligned with the Flood Risk Assessment and Indicative Surface Water Drainage Strategy by RSK dated January 2021, Basement Screening Assessment by RSK dated April 2021 and the letter from RSK dated 28th June 2021 and 'Structural Impact Assessment' by Engineeria Structural and Civil Engineers dated 28 July 2023 and 'Ground Investigation Report & Basement Impact Assessment' by Geotechnical and Environmental Associates Limited (GEA) dated July 2023. A detailed management plan confirming routine long-term management and maintenance tasks for all drainage components for the lifetime of the development shall be submitted to and approved in writing by the Local Planning Authority. These details shall demonstrate that forecast green run-off rates have been achieved. Prior to the occupation of the development, the approved scheme shall be fully implemented and not operated other than in accordance with the details of the approved scheme.

REASON: 1). To ensure a sustainable drainage system is implemented and that sufficient capacity is made available to cope with the new development and to avoid adverse environmental impacts upon the local environment.

2) To ensure that the development will be safe and 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 Policies LP11 and LP 21.

U0168794 Permeable Paving

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

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

U0168795 Obscure Glazing

The proposed first and second floor side windows of the buildings annotated OW on approved drawings nos: 1911 TP(11) 21 Rev E , 1911 TP(10) 22 Rev E and 1911 TP(10) 23 Rev E received on 17 October 2023 shall at no time be openable or glazed, otherwise than in obscured glass, below a minimum height of 1.75 metres (5'7") above the relevant floor level unless otherwise approved in writing by the Local Planning authority.

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

U0168796 Balcony Screens

The first-floor roof terraces on the north-west elevation shall be screened to a height of 1.8m in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The approved screens shall remain in situ thereafter at all times.

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

U0168797 Tree Protection

Notwithstanding the submitted BS5837 Arboricultural Report Impact Assessment and Method statement dated 12th January 2021, in order to take into account trees within the Conservation area, no building operations, site preparation or the delivery of materials to the site shall commence until a tree protection strategy, including a tree protection plan and Arboricultural Impact Assessment (in accordance with the BS 5837:2012 standard), have been submitted to and approved in writing by the Local Planning Authority. The protection measures recommended in the approved tree protection strategy shall be implemented prior to the commencement of building operations, site preparation or delivery materials and remain in position until the practical completion of the development.

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

U0168798 Archaeology

No demolition or development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

A. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

B. Where appropriate, details of a programme for delivering related positive public benefits

C. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Reason: In order to protect, enhance and promote archaeological heritage.

U0168799 Contamination

1. No development shall take place until:

a) a desk study detailing the history of the site, hazardous materials, substances used together with details of a site investigation strategy based on the information revealed in the desk study has been submitted to and approved in writing by the local planning authority

b) an intrusive site investigation has been carried out comprising: sampling of soil, soil vapour, ground gas, surface water and groundwater to the satisfaction of the local planning authority. Such work to be carried out by suitably qualified and accredited geo-environmental consultants in accordance with the current U.K. requirements for sampling and testing.

c) written reports of i) the findings of the above site investigation and ii) a risk assessment for sensitive receptors together with a detailed remediation strategy designed to mitigate the risk posed by the identified contamination to sensitive receptors have been submitted to and approved in writing by the local planning authority

Note: some demolition work, if required, could be allowed beforehand for enabling the above requirement (1b), subject to the agreement of the Local Planning Authority.

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

a) the remediation works approved as part of the remediation strategy have been carried out in full and in compliance with the approved strategy. If during the remediation or development work new cpz areas of contamination are encountered, which have not been previously identified, then the additional contamination should be

fully assessed in accordance with condition [1(b, c)] above and an adequate remediation scheme shall be submitted to and approved in writing by the local planning authority and fully implemented thereafter.

b) a verification report, produced on completion of the remediation work, has been submitted to and approved in writing by the local planning authority. Such report to include i) details of the remediation works carried out and ii) results of verification sampling, testing and monitoring and iii) all waste management documentation showing the classification of waste, its treatment, movement and disposal in order to demonstrate compliance with the approved remediation strategy.

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

U0168800 Building Regulation M4(2)

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

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

U0168801 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.

U0168802 Details of shopfront

No work to any part of the shopfront (s) shall be carried out until detailed plans showing the design and external appearance of the shopfront (s) including fascia has been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of visual amenity.

U0168803 Door design - Disabled access

The external door of a shopfront shall have a minimum opening clearance of 830mm and a level approach from the public highway.

REASON: To safeguard access for the disabled.

U0168804 Flood Mitigation

The development permitted by this planning permission shall not be constructed other than in accordance with the submitted Flood Risk Assessment and Indicative Surface Water Drainage Strategy by RSK dated January 2021, Basement Screening Assessment by RSK dated April 2021, the letter from RSK dated 28th June 2021 and the 'Ground Investigation Report & Basement Impact Assessment' by Geotechnical and Environmental Associates Limited (GEA) dated July 2023 and the mitigation, resistance and resilience measures described within these documents, unless otherwise agreed in writing by the Local Planning Authority. The mitigation measures shall be fully implemented prior to first use, 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."

U0168805 Privacy Screen - First Floor Corner Balc

The first-floor corner balcony shall be screened to a height of 1.8m on its south-west elevation in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The approved screen shall remain in situ thereafter.

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

U0168806 Roof Restrictions

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order) no part(s) of the roof other than of the building hereby approved shall be used as a balcony or terrace nor shall any access be formed thereto other than for essential maintenance unless otherwise annotated as an amenity space, roof terrace or balcony on approved drawings nos:1911 TP(10) 22 Rev E and 23 Rev E .

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

U0168807 Details of Foundations - Block 2

Details of the foundation system proposed for Block 2 shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works on Block 2. The foundation shall be hand-dug and the installation and excavation of the foundation system shall be overseen by Council's tree officer and the consultant's arborist.

REASON: To ensure that tree T1 is not damaged or otherwise adversely affected by building operations and soil compaction.

U0168808 Flood Evacuation Strategy

The Flood Evacuation Plan ref /Volumes/Projects/1911 Hampton Wick High Street/Admin/FRA - RSK prepared by Fletcher Crane Architects received on 27 June 2022 shall be implemented at all times in accordance with the approved details.

Reason: To ensure a safe and convenient form of development.

U0168809 Class E use restriction - block 2

The ground floor of the buildings block 2 as shown on approved drwg 1911 TP(00)03 Rev A hereby approved shall be used only for/as offices or industrial type uses which can be carried out in a residential area without detriment to its amenity (Class E(g)), provision of medical or health services (Class E(e)), provision of services including financial services, professional services (other than health or medical services), or other services appropriate in a commercial, business or service locality (Class E(c)) or display or retail sale of goods, other than hot food (Class E(a)) and for no other purpose as specified in the schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision revoking or re-enacting that order.

REASON: To safeguard the amenities of nearby occupiers and the area generally and local parking conditions and accord with employment policy.

U0168810 Class E use restriction - block 1

The ground floor and basement of block 1 as shown on approved drwg 1911 TP(00)03 Rev A shall be used only for purposes within Use Class E as specified in the schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision revoking or re-enacting that order.

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

U0168811 Construction Method Statement

No development shall take place, including any works of demolition, until a Construction Management Statement (to include any demolition works) has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the construction period. The Statement shall provide for:

1. The size, number, routing and manoeuvring tracking of construction vehicles to and from the site, and holding areas for these on/off site;
2. Site layout plan showing manoeuvring tracks for vehicles accessing the site to allow these to turn and exit in forward gear;
3. Analysis of the access point to accommodate the swept paths of construction vehicles and utilise selected operators that are committed to best practice and are a member of Transport for London's Freight Operator Recognition Scheme (FORS).
4. Details and location of parking for site operatives and visitor vehicles (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
5. Details and location where plant and materials will be loaded and unloaded;
6. Details and location where plant and materials used in constructing the development will be stored, and the location of skips on the highway if required;
7. Details of any necessary suspension of pavement, road space, bus stops and/or parking bays;
8. Details where security hoardings (including decorative displays and facilities for public viewing) will be installed, and the maintenance of such;
9. Details of any wheel washing facilities;
10. Details of a scheme for recycling/disposing of waste resulting from demolition and construction works (including excavation, location and emptying of skips);
11. Details of measures that will be applied to control the emission of noise, vibration and dust including working hours. This should follow Best Practice detailed within BS5288:2009 Code of Practice for Noise and Vibration Control on Construction and Open Sites;
12. Details of any highway licenses and traffic orders that may be required (such as for licences for any structures / materials on the highway or pavement; or suspensions to allow the routing of construction vehicles to the site);
13. Details of the phasing programming and timing of works;
14. A construction programme including a 24 hour emergency contact number;
15. Details of Banksman to be used;
16. Details of the reinforcement of the existing crossover, together with the protection and any diversion the utilities required;

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

U0168812 NRMM

During on site 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

U0168813 Cycle Parking

No building/dwelling/part of the development shall be occupied until 24 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. The cycle parking facilities shall be retained as such for the lifetime of the development.

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

U0168814 Refuse

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

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

U0168815 External Lighting

Prior to installation of the relevant element, details of all external lighting - including locations, technical specifications, horizontal lux plan for each 'floor' shall be submitted to and agreed in writing by the Local Planning Authority and thereafter constructed in accordance with these details. The details shall accord with CIBSE guide LG6 and ILP/BCT Bat guidance note 8; there shall be no upward lighting or lighting onto the open sky, buildings, trees and vegetation, or potential bat roost features.

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

U0168816 Parking

The development hereby permitted shall not be occupied until the car parking spaces shown on Drawing no 1911 TP(10)21 Rev E constructed and laid out. The parking spaces shall thereafter be retained for users in connection with the development hereby permitted over the lifetime of the development.

REASON: To ensure a satisfactory car parking provision.

U0168817 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.

U0168818 Noise

Prior to the commencement of any superstructure works a detailed scheme of noise insulation measures for all divisions walls and/or floors separating proposed commercial/residential areas shall be submitted to and approved in writing by the Local Planning Authority. The scheme of noise insulation measures shall be prepared by a suitably qualified consultant/engineer and shall demonstrate that the proposed sound insulation will achieve a level of protection which is at least +5dB above the Approved Document E standard dwelling houses and flats for airborne sound insulation and -5dB for impact sound insulation. The approved scheme shall be implemented prior to the commencement of the use and be permanently retained thereafter.

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

U0168819 Fire Safety

The development must be carried out in accordance with the provisions of the Fire Statement received on 22 December 2021 unless otherwise approved in writing by the Local Planning Authority.

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

U0168820 Grampian - Section 278

Prior to the commencement of development, to enter into agreement with the Council under section 50 and section 278 of the Highways Act 1980 for crossover works as shown on drawings to be submitted to and agreed in writing by the Local Planning Authority.

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

U0168821 EVCPs

The development shall provide 2no. active electrical vehicle charging points (EVCPs) and 3no. passive EVCPs at all times. Prior to the occupation of the development hereby approved, the approved scheme shall have been installed, be ready for use, and be thereafter retained.

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

U0168822 Hours of Work

No work or associated activities including deliveries /loading /unloading /servicing /or parking or manoeuvring of vehicles by staff and/or visitors shall be carried out on the premises on any Bank Holiday nor before 7am or after 11pm on Monday - Sunday.

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

U0168823 Ecological Enhancements

Prior to occupation of the development, an ecological enhancement plan to be submitted and agreed in writing by the Local Planning Authority and thereafter implemented in accordance with these details. These should include the following

- o A Bird (house Sparrow or swift) and a bat brick incorporated into each unit
- o All planting should be native or wildlife friendly

The details should include specific location (including proposed aspect and height), specific product/dimensions and proposed maintenance.

Reason: To enhance nature conservation interest.

U0168824 Wildflower green roof

Prior to commencement of development, full details of the wildflower biodiverse roof - including substrate type, species mix, depth and contouring of substrate, type of membrane, how levels of light, moisture, aeration and nutrients will be achieved, wildlife features and maintenance plan - shall be submitted to and agreed in writing by the Local Planning Authority and thereafter constructed in accordance with these details prior to occupation of the development.

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

U0168825 Biodiversity Enhancement and Mitigation

No development shall commence until details of a Biodiversity Enhancement and Mitigation Plan (BEMP) in accordance with the Ecological Appraisal Report by Wychwood Environmental Ltd dated October 2019 have been submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the approved details prior to occupation of the development.

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

U0168826 Boundary Treatments

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

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

U0168827 Delivery and Servicing Management Plan

A delivery and servicing management plan, including vehicle tracking, 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. The strategy submitted shall include detailing management of deliveries to and collection of waste and recyclables, times of deliveries and collection, use of operators who can demonstrate best practice such as FORS and who promote more sustainable deliveries, silent reversing methods and staff/resident responsibilities in connection with the enforcement of the management plan.

The scheme approved by the Local Planning Authority shall be implemented at all times in accordance with the approved details.

Reason: To ensure a safe and convenient form of development at a restricted site with limited impact on local roads and to safeguard the amenities of nearby occupiers and the area generally.

DETAILED INFORMATIVES

IL25D NPPF APPROVAL - Para. 38-42

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

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

In this instance:

- o The application was acceptable as submitted, and approved without delay.
- o The application was amended following negotiations with the Council to ensure the scheme complied with adopted policy and guidance, and a decision was made without delay.
- o The application was recommended for approval and referred to the first available Planning Committee, where the agents / applicants had an opportunity to present the case.

U0085297 Composite Informative

Principal Policies:

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

National Planning Policy Framework Sections (NPPF) (2021)

Development Plan

London Plan (2021)

GG1 - Building strong and inclusive communities; GG2 - Making the best use of land; GG3 - Creating a healthy city; GG4 - Delivering the homes Londoners need; GG6 Increasing efficiency and resilience; S6 Town Centres and High Streets; D1 - London's form, character and capacity for growth; D4 - Delivering good design; D5 - Inclusive design; D6 - Housing quality and standards; D7 - Accessible housing; D8 - Public realm; D10 - Basement Development; D12 - Fire safety; D14 - Noise; H1 - Increasing housing supply; H2 - Small sites; H4 - Delivering affordable housing; H5 - Threshold approach to applications; H6 - Affordable housing tenure; H10 - Housing size mix; S1 - Developing London's social infrastructure; G6 - Biodiversity and access to nature; G7 - Trees and woodlands; HC1 Heritage conservation and growth; SI2 - Minimising greenhouse gas emissions; SI3 - Energy infrastructure; SI4 - Managing heat risk; SI5 - Water infrastructure; SI7 - Reducing waste and supporting the circular economy; SI12 - Flood risk management; SI13 - Sustainable drainage; T1 - Strategic approach to transport; T4 - Assessing and mitigating transport impacts; T5 - Cycling; T6 - Car parking; T6.1 - Residential parking; T9 - Funding transport infrastructure through planning; DF1 - Delivery of the Plan and Planning Obligations.

Local Plan (2018):

- o LP1 Local Character and Design Quality
- o LP2 Building Heights
- o LP3 Designated Heritage Assets
- o LP4 Non-Designated Heritage Assets
- o LP7 Archaeology
- o LP8 Amenity and Living Conditions
- o LP9 Floodlighting
- o LP10 Local Environmental Impacts, Pollution and Land Contamination
- o LP11 Subterranean developments and basements
- o LP15 Biodiversity
- o LP16 Trees, Woodlands and Landscape
- o LP20 Climate Change Adaptation
- o LP21 Flood Risk and Sustainable Drainage
- o LP22 Sustainable Design and Construction
- o LP34 New Housing
- o LP35 Housing Mix and Standards
- o LP36 Affordable Housing
- o LP39 Infill, Backland and Backgarden Development
- o LP40 Employment and local economy
- o LP41 Offices
- o LP42 Industrial Land and Business Parks
- o LP44 Sustainable Travel Choices
- o LP45 Parking standards and servicing

Supplementary Planning Documents:

- o 'Refuse and Recycling Storage Requirements' (2015)
- o Buildings of Townscape Merit 2015
- o 'Sustainable Construction Checklist' (2016)
- o Conservation Area Hampton Wick
- o Village Plan Hampton Wick and Teddington
- o 'Residential Development Standards' (2010)
- o 'Affordable Housing' (2014)

Building Regulations:

The applicant is advised that the erection of new buildings or alterations to existing buildings should comply with the Building Regulations. This permission is NOT a consent under the Building Regulations for which a separate application should be made. For application forms and advice please contact the Building Control department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411). If you alter your proposals in any way, including to comply with the Building Regulations, a further planning application may be required. If you wish to deviate in any way from the proposals shown on the approved drawings you should contact the

Development Management department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411).

Damage to the public highway:

Care should be taken to ensure that no damage is caused to the public highway adjacent to the site during demolition and (or) construction. The Council will seek to recover any expenses incurred in repairing or making good such damage from the owner of the land in question or the person causing or responsible for the damage.

BEFORE ANY WORK COMMENCES you MUST contact the London Borough of Richmond upon Thames, 44 York Street, Twickenham TW1 3BZ, Telephone 020 8891 1411 to arrange a pre-commencement photographic survey of the public highways adjacent to and within the vicinity of the site. The precondition survey will ensure you are not charged for any damage which existed prior to commencement of your works.

If you fail to contact us to arrange a pre commencement survey then it will be assumed that any damage to the highway was caused by your activities and you will be charged the full cost of repair.

Once the site works are completed you need to contact us again to arrange for a post construction inspection to be carried out. If there is no further damage then the case will be closed. If damage or further damage is found to have occurred then you will be asked to pay for repairs to be carried out.

Noise control - Building sites:

The attention of the applicant is drawn to the requirements of Section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise and vibration on construction and demolition sites. Application, under section 61 of the Act for prior consent to the works, can be made to the Environmental Health department.

Under the Act the Council has certain powers to control noise from construction sites. Typically the council will limit the times during which sites are permitted to make noise that their neighbours can hear.

For general construction works the Council usually imposes (when necessary) the following limits on noisy works:-

Monday to Friday 8am to 6pm

Saturdays 8am to 1pm

Sundays and Public Holidays - No noisy activities allowed

Applicants should also be aware of the guidance contained in British Standard BS 5228-1:2009+A1:2014 - Noise and vibration control on construction and open sites.

Any enquiries for further information should be made to the Noise & Nuisance Team, Regulatory Services Partnership NoiseandNuisance@merton.gov.uk.

IL24 CIL liable

The applicant is advised that this permission results in a chargeable scheme under the Borough's and the Mayor of London's Community Infrastructure Levy.

IL29 Construction Management Statement

The applicants are advised that when drafting the Construction Management Statement, as secured via condition, each 'point' of the condition should form a sub-heading in the Statement. Where a point is not applicable please state this, with justification.

IL13 Section 106 agreement

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

IM13 Street numbering

If you wish to name or number a new development, sub-divide an existing property, or change the name or number(s) of an existing property or development, you will need to apply to the London Borough of Richmond Upon Thames. Further details of this process, fees, and the necessary information and forms that need to be submitted can be found on the Council's website

http://www.richmond.gov.uk/street_numbering_and_naming. Alternately you may contact Peter Cridland, Address Management Manager (020 8891 7889 peter.cridland@richmond.gov.uk).

U0085298 Archaeology

The written scheme of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

IL02 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.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION
21/0586/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