

**Place Division / Development Management**

Web: [www.richmond.gov.uk/planning](http://www.richmond.gov.uk/planning)  
Email: [envprotection@richmond.gov.uk](mailto:envprotection@richmond.gov.uk)  
Tel: 020 8891 1411  
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Mr Paul Aldridge  
RPS Consulting Services Limited  
20  
Farringdon Street  
London  
EC4A 4AB

Letter Printed 26 March 2024

**FOR DECISION DATED**  
26 March 2024

Dear Sir/Madam

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

**Application:** 23/3128/VRC  
**Your ref:** B&Q Twickenham  
**Our ref:** DC/GAP/23/3128/VRC/VRC  
**Applicant:** Peter Daniels  
**Agent:** Mr Paul Aldridge

**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 **21 November 2023** and illustrated by plans for the permission of the Local Planning Authority to vary condition(s) of the Planning Permission for land situated at:

**50 South Road Twickenham**

for

**Variation of Condition Number: U0072108 (Servicing) attached to planning permission ref: 18/4072/VRC dated 13.11.2019 to allow for revised servicing hours in respect of the non-food retail floorspace shaded red on building subdivision plan (109) to facilitate one delivery vehicle between the hours of 10am and 5pm on Sundays or Bank Holidays to fulfill 'click and collect' orders.**

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](http://www.richmond.gov.uk/planning)

London Borough of Richmond upon Thames  
Civic Centre, 44 York Street, Twickenham TW1 3BZ

Tel 020 8891 1411 Textphone 020 8891 7120 Email [envprotection@richmond.gov.uk](mailto:envprotection@richmond.gov.uk)

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 23/3128/VRC

## APPLICANT NAME

Peter Daniels  
B&Q House  
Chestnut Avenue  
Chandlers Ford  
Eastleigh  
Hampshire  
SO53 3LE

## AGENT NAME

Mr Paul Aldridge  
20  
Farringdon Street  
London  
EC4A 4AB

## SITE

50 South Road Twickenham

## PROPOSAL

Variation of Condition Number: U0072108 (Servicing) attached to planning permission ref: 18/4072/VRC dated 13.11.2019 to allow for revised servicing hours in respect of the non-food retail floorspace shaded red on building subdivision plan (109) to facilitate one delivery vehicle between the hours of 10am and 5pm on Sundays or Bank Holidays to fulfill 'click and collect' orders.

## SUMMARY OF CONDITIONS AND INFORMATIVES

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### CONDITIONS

U0177841	Servicing
U0177842	Management measures
U0177843	Approved Plans and Documents
U0177847	Retail Floor area
U0177845	Hours of Operation
U0177846	Tannoy System
U0177844	Car-Parking provided

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### INFORMATIVES

U0090556	NPPF APPROVAL - Para. 38-42
U0090561	Section 278
U0090557	Composite Informative

# DETAILED CONDITIONS AND INFORMATIVES

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## DETAILED CONDITIONS

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### **U0177841     Servicing**

The approved retail floorspace shaded in blue on Building Subdivision Plan (109) shall only be serviced from 7am to 10pm on Mondays to Saturdays and from 10am to 5pm on Sundays and Bank Holidays. The approved non-food retail floorspace shaded in red shall only be serviced between the hours of 8am and 8pm Monday to Saturday and at no time on Sundays and Bank Holidays or other public holidays save for one delivery vehicle between the hours of 10am and 5pm to fulfill 'click and collect' orders.

REASON: To preserve the amenities of nearby occupants.

### **U0177842     Management measures**

The single delivery box van with a tail lift less than 7.5 Tonnes serving the approved retail floorspace shaded in red on Building Subdivision Plan (109) between the hours of 10.00 - 17.00 on Sundays and Bank Holidays excluding Christmas Day and Easter Sunday to fulfill 'click and collect' orders of B&Q, must fully comply with the below requirements:

- o Vehicle reversing alarms should be set to the minimum required for safe and efficient operations (white-noise alerts preferred to beeps).
- o Vehicle engines should be turned off whilst stationary for prolonged periods.
- o Restrict drop heights during loading to the minimum required for safe and efficient operations.
- o Care should be taken to ensure the surface of the site used by the vehicle is as smooth as possible. E.g., no raised manhole covers, maintenance of surface to ensure no potholes or similar steep changes in surface level.
- o Playing of radios and undue shouting in the service yard is prohibited.

REASON: To preserve the amenities of nearby occupants.

### **U0177843     Approved Plans and Documents**

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

Environmental Noise Survey and Noise Impact Assessment Report undertaken by Hann Tucker Associates ref.: 31101/NIA1 dated 10/11/2023.

Cover Letter reference: PA/SM/794-PLN-LSE-00015 dated 21/11/2023.

Location Plan (110), Building Subdivision Plan (109) - received 01/12/2023.

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

### **U0177847     Retail Floor area**

The approved retail floorspace shall not be used for the sale of food or convenience goods other than the floorspace shaded in blue on Building Subdivision Plan (109) and that floorspace shall not include any of the following:

- i.        Fresh meat counter
- ii.       Fresh fish counter
- iii.      Delicatessen/cheese counter
- iv.       Pharmacy
- v.        Dry cleaning
- vi.       Film processing

- vii. Post office
- viii. Café / restaurant

REASON: To protect the retail vitality and viability of local centres and to accord with the terms of the application.

**U0177845 Hours of Operation**

The approved retail floorspace shaded in blue on Building Subdivision Plan (109) shall not open outside the hours of 6am to 10pm on Mondays to Saturdays (inclusive) and 10am to 5pm on Sundays and Bank Holidays. The approved non-food retail floorspace shaded in red shall not open outside the hours of 6am to 8pm on Mondays to Saturdays (inclusive) and 10am to 5pm on Sundays and Bank Holidays.

REASON: To preserve the amenities of nearby occupants.

**U0177846 Tannoy System**

Any tannoy system or similar devices shall at no time be used other than within the building and shall not be audible from outside the site as measured from any point on the north boundary of the site.

REASON: To protect the amenities of nearby residential properties.

**U0177844 Car-Parking provided**

The retail floorspace shaded in blue on the Building Subdivision Plan (109) hereby approved shall at no time open for public trading unless 115 car parking spaces are available for use by customers and other associated facilities provided (e.g cycle parking, trolley bays, loading/unloading area, recycling facilities) as shown on the plan attached to this decision notice.

REASON: To ensure that suitable customer parking and servicing facilities are at all times available for use in connection with the two retail stores.

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**DETAILED INFORMATIVES**

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**U0090556 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 considered acceptable as submitted, and a decision was made without delay.

**U0090561 Section 278**

Section 278: In order to secure the installation of appropriate lining and road markings, a Section 278 agreement will need to be entered into. The applicant should contact the Council's Highway team to start this process.

**U0090557 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 8 Amenity and Living Conditions
- o LP 10 Local Environmental Impacts, Pollution and Land Contamination
- o LP 45 Parking Standards and Servicing

Supplementary Planning Documents:

- o Twickenham Village Planning Guidance (2018)
- o Development Control for Noise Generating and Noise Sensitive Development (2018)

**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.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION  
23/3128/VRC

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# VRC 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](http://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](http://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](http://www.planninginspectorate.gov.uk)

Email [enquiries@pins.gsi.gov.uk](mailto: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](http://www.richmond.gov.uk/planning)

Email [planningappeals@richmond.gov.uk](mailto: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