

Place Division / Development Management

Web: www.richmond.gov.uk/planning

Email: envprotection@richmond.gov.uk

Tel: 020 8891 1411

Textphone: 020 8891 7120



Mr Richard Conroy
Progress Planning
10-12 The Broadway,
Wycombe End
Beaconsfield
Buckinghamshire
HP9 1ND

Letter Printed 26 April 2024

FOR DECISION DATED
26 April 2024

Dear Sir/Madam

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

Application: 22/1029/FUL
Your ref: Kingston Bridge House [70 Uni...
Our ref: DC/EMC/22/1029/FUL/FUL
Applicant: Westcombe Developments Ltd
Agent: Mr Richard Conroy

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

Kingston Bridge House Church Grove Hampton Wick KT1 4AG

for

Change of use of the building from student accommodation to provide 70 residential flats (C3 Use Class) including 4 social rent units, and 7 wheelchair accessible dwellings M4(3), facade and elevational alterations, infill extension at ground floor level and with associated landscaping, widening of two crossovers, access, parking/refuse provision and other external alterations.

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

Yours faithfully

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

Robert Angus
Head of Development Management

SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 22/1029/FUL

APPLICANT NAME

Westcombe Developments Ltd
10-12 The Broadway,
Wycombe End
Beaconsfield
Buckinghamshire
HP9 1ND

AGENT NAME

Mr Richard Conroy
10-12 The Broadway,
Wycombe End
Beaconsfield
Buckinghamshire
HP9 1ND

SITE

Kingston Bridge House Church Grove Hampton Wick KT1 4AG

PROPOSAL

Change of use of the building from student accommodation to provide 70 residential flats (C3 Use Class) including 4 social rent units, and 7 wheelchair accessible dwellings M4(3), facade and elevational alterations, infill extension at ground floor level and with associated landscaping, widening of two crossovers, access, parking/refuse provision and other external alterations.

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

U0180006	Construction Management Plan
U0180007	Archeology
U0180008	Public Scheme of Investigation
U0180009	Detailed Drainage Design
U0180010	Air Quality Construction Logistics Plan
U0180011	Construction Air Quality- Holding Bay
U0180012	Air Quality-Emissions Control Scheme
U0180013	Construction Waste Plan
U0180014	Noise Protection-Balconies
U0180015	Construction Environmental Mgt Plan
U0180016	Contamination
U0180017	Arboricultural Method Statement (AMS)
U0180018	Tree Pit Design and Rooting Space
U0180019	Tree planting and Soft Landscaping
U0180020	PV Panels
U0180021	Front Facing Materials - Sample Panels
U0180022	Electric Vehicle Charging Points (EVCPs)
U0180023	Biodiverse Green with Brown Features
U0180024	Glazing Fabrication and Acoustic Spec
U0180025	NVCMS
U0180026	Noise Protection
U0180027	Materials
U0180028	Internal noise limits
U0180029	Sustainable Drainage Scheme
U0180030	Parking for People with Disabilities
U0180031	Waste Arrangements
U0180032	BREEAM Certificate
U0180033	Drainage Evidence
U0180034	Estate Management Strategy
U0180035	Ecological Enhancements
U0180036	Landscape Management Plan
U0180037	Play Space
U0180038	Delivery and Servicing Plan
U0180039	ASHP/Mechanical Services with NR Curves
U0180040	Cycle Parking Enclosures

U0180041	Secured by Design
U0180042	Secured by Design - CCTV
U0180043	District Heating Network
U0180044	Travel Plan
U0180045	Bat Friendly Roofing Design
U0180046	Material Start-3 Years
U0180047	Approved Drawings
U0180048	Biodiversity Net Gain
U0180049	Air Quality- NRMM
U0180050	Hard and Soft Landscaping Works (Plan)
U0180051	Ecological Survey
U0180052	External Lighting (Plan Required)
U0180053	Air Quality-Bonfires During Construction
U0180054	Flood Risk Assessment
U0180055	Refuse Storage
U0180056	Air Quality Report
U0180057	Fire Statement
U0180058	Energy Strategy
U0180059	Building Regulations M4(2) and M4(3)
U0180060	Residential Mix
U0180061	Petrol Oil / Watercourses
U0180062	Urban Greening Factor
U0180063	Water Consumption
U0180064	Employment and Skills Plan
U0180065	Flood Warning and Evacuation Plan
U0180066	Heating and Cooling
U0180067	Window obscure glazed - No openable
U0180068	Parking/Loading/Turning

INFORMATIVES

U0086386	NPPF APPROVAL - Para 186 and 187
U0091311	Noise control - Building sites
U0086387	Principal Policies
U0086391	Section 106 Agreement
U0086392	CIL liable
U0086393	Building Regulations
U0086394	Street Numbering
U0086396	Damage to the public highway
U0086397	Secured by Design- Informative 1
U0086398	Secured by Design-Informative 2
U0086399	Thames Water Sewers
U0086400	Thames Water Ground Water
U0086401	Thames Water Surface Water
U0086402	Thames Water - Waste Water
U0091227	Parking Permits Restrictions
U0086385	Reasons for Granting

DETAILED CONDITIONS AND INFORMATIVES

DETAILED CONDITIONS

U0180006 Construction Management Plan

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

The Statement shall detail:

1. Contact details, including a 24hr emergency contact (details of which shall be displayed on any hoarding / security fencing)
2. Programme length and phasing
3. The number, type and dimensions of vehicles required
4. Vehicle routing
5. Details of holding areas for construction traffic and communication strategy for their arrival
6. Methods of spoil removal and concrete supply
7. Details and location where plant and materials will be loaded and unloaded
8. Security hoarding and maintenance of such
9. Site setup drawings showing the position of vehicles, skips, concrete supply, etc. at a minimum scale of 1:200, showing the site in context of the surrounding highway and neighbouring properties
10. On classified roads generally, vehicles will be expected to enter and exit the site in forward gear. Swept Path Analysis drawings will be required to demonstrate this
11. Details of how the safety of highway users and vulnerable pedestrians will be managed
12. Details of how access to neighbouring properties will be maintained
13. Details of how any trees and street furniture (i.e. lighting columns, communications cabinets, bollards, etc.) are to be protected during the works
14. Details of any required footway and/or road closures, or highway licences
15. Any necessary parking suspension details
16. Details of any wheel-washing facilities, if required
17. Details of measures that will be applied to control the emission of noise, vibration and dust including working hours. This should follow Best Practice detailed within BS 5228-1:2009+A1:2014, Code of Practice for Noise and Vibration Control on Construction and Open Sites; as well as for dust control: COSHH 2002 (as amended 2020), The London Plan 2021 Policy SI-1-D and HSE Construction Information Sheet CIS36
18. Where applicable, the Construction Management Statement should be written in conjunction with the Arboricultural Method Statement, and in accordance with British Standard BS5837:2012 'Trees in relation to design, demolition and construction - recommendations', in particular section 5.5, 6.1, 6.2, 6.3 and 7.
19. Details of any Rights of Way relating to the land (including to the Ware Community) facility will not be obstructed.

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.

U0180007 Archeology

No development shall take place on the application site until the applicant or their agent or successors in title has secured the implementation of a programme of archaeological

work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Following approval of the written scheme of investigation any subsequent field work and assessment report required shall be submitted by the applicant and approved in writing by the Local Planning Authority. No development shall be carried out until such a report has been approved [unless otherwise agreed in writing by the Local Planning Authority].

REASON: To safeguard any archaeological interest of the site.

U0180008 Public Scheme of Investigation

No development shall commence until details of an appropriate programme of public benefit and heritage outreach including a timetable have been submitted and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved programme.

REASON: To protect the Council's archaeological assets in line with LBRUT Local Plan (2018) LP7.

U0180009 Detailed Drainage Design

Prior to commencement of groundworks (excluding site investigations and demolition), the applicant shall submit a final detailed drainage design including drawings and supporting calculations to the Local Planning Authority for review and approval, aligned with the revised drainage strategy, associated drawings and all subsequent design updates. A detailed management plan confirming routine maintenance tasks for all drainage components shall also be submitted to demonstrate how the drainage system is to be maintained for the lifetime of the development.

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's Local Plan Policy 8.

U0180010 Air Quality Construction Logistics Plan

Save for temporary works, no development shall be commenced until a Construction Logistics Plan (CLP) has been submitted to and approved by the Local Planning Authority. The Construction Logistics Plan shall follow the guidance contained in Transport for London's (TFL) document "Construction Logistics Plan Guidance" July 2017 and shall thereafter be implemented for the duration of the construction of the development.

REASON: To ensure that the construction phase of the development will not result in a deterioration of local air quality for existing receptors.

U0180011 Construction Air Quality- Holding Bay

No development shall be commenced until a plan setting out the location of the holding bay for construction delivery vehicles has been identified and a system created to control the movement of construction vehicles to/from site. A route(s) shall be identified and agreed with the Local Planning Authority to reduce adverse impacts on the local road network. No vehicle shall be permitted to wait in local roads. No vehicle shall be permitted to idle its engine whilst waiting/unloading on or off site.

REASON: To ensure that the construction phase of the development will not adversely contaminate the area and not result in a deterioration of local air quality for existing receptors.

U0180012 Air Quality-Emissions Control Scheme

Details of an Emissions Control Scheme shall be submitted to and approved by the Local Planning Authority, before the development is commenced, for a scheme whose

purpose shall be to contain assurances that will control and minimise emissions of pollutants from and attributable to the development. The scheme shall set out the secure measures which can, and shall, be put in place designed to ensure that emissions of pollutants are minimised and, wherever practicable, reduced. Where boilers are installed they shall meet minimum NO_x emissions standards of 0.04 g/KWH of heat supplied. Flues and exhaust vents shall be a minimum of 1 metre above the height of the highest roof in the vicinity and may need to be significantly higher depending upon local conditions. Dispersion modelling shall be used to determine the optimum height. No air inlet shall be within 10m of exhaust flues.

REASON: To ensure that the construction phase of the development will not result in a deterioration of local air quality for existing receptors.

U0180013 Construction Waste Plan

No development, including site clearance; demolition works, excavation and any construction works; shall take place in or on any part of the site as shown on drawing no. FLU.1191.3.10 Rev S Proposed Site Plan until a Construction Waste Management Plan and pre-demolition audit have been submitted to and approved in writing by the Local Planning Authority.

Unless otherwise agreed in writing with the Local Planning Authority, the Plan shall include, but not be limited to:

- a. How re-use, recycling and recovery can be maximised
- b. Scheme for recycling/disposing of waste resulting from demolition and construction works (including excavation, location and emptying of skips);
- c. Demonstrate how it coordinates with other Construction Waste Management Plans and Construction Logistics Plans that may be in operation within the Site and adjoining land.

- d. Demonstrate that any Rights of Way relating to the land shall not be obstructed.

The development shall not be constructed other than in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.

REASON: To safeguard the amenities of nearby occupiers and the area generally and minimise the impact on road traffic.

U0180014 Noise Protection-Balconies

Unless otherwise agreed in writing with the Local Planning Authority, no development (excluding demolition and site preparation works) shall be commenced, until an Acoustic Report for outside balconies as set out on (FLU.1191.3.10 - Proposed Site Plan Rev S), to demonstrate compliance with World Health Organisation and British Standard recommendations for external amenity areas (taking into account traffic noise) has been submitted to and approved in writing with the Local Planning Authority.

REASON: To protect future occupants from unacceptable noise levels noise.

U0180015 Construction Environmental Mgt Plan

No works shall start until a Construction 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 Construction Environmental Management Plan (CEMP) should include actions from section 4 of the AA Environmental Ltd Ecological Report Revision A Job No: 213346 dated March 2022.

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

U0180016 Contamination

- a) No development shall occur until

- i. a preliminary risk-assessment is shall be submitted to and approved in writing by the local planning authority.

- ii. a site-investigation has been conducted to consider the potential for contaminated-land and shall be submitted to and approved in writing by the local planning authority.
 - iii. a remediation method statement, described to make the site suitable for, intended use by removing unacceptable risks to sensitive receptors, and shall be submitted to and approved in writing by the local planning authority.
 - b) Prior to first occupation the remediation shall be completed and a verification report for each relevant plot, phase or Area as appropriate, produced on completion of the remediation, shall be submitted to and approved in writing by the local planning authority.
 - c) The development shall not be carried out other than in accordance with the mitigation set out in the Environmental Statement and the details approved pursuant to this condition.
- REASON: To ensure a safe and satisfactory form of development.

U0180017 Arboricultural Method Statement (AMS)

1. Prior to the commencement of development, an Arboricultural Method Statement (AMS), shall be submitted to and approved in writing by the Local Planning Authority. The AMS must:
- a. Be written in accordance with and address sections 5.5, 6.1, 6.2, 6.3 and 7 of British Standard 5837:2012 Trees in relation to design, demolition and construction - recommendations;
 - b. Be written in conjunction with the schemes Construction Method Statement and Construction and Environmental Management Plan (where applicable);
 - c. Outline any tree constraints and explain any impacts for both above and below ground;
 - d. Details of all servicing runs (existing and proposed)
 - e. Detail all tree protection (including plans);
 - f. Detail any special engineering for construction within the Root Protection Area;
 - g. Detail any facilitation pruning that may be required. The specification for tying back and/or pruning must be measurable and prepared by a suitably qualified Arboriculturalist or Arboricultural Contractor. All tree work must be undertaken in accordance with BS3998:2010 Tree work. Recommendations. unless approved by the Councils Arboricultural Officer;
 - h. Confirmation of the appointment of an Arboricultural Consultant for the duration of the development; a schedule of inspections to ensure an auditable monitoring and supervision programme; and a timetable for submission to the Local Planning Authority.
2. The development shall not be implemented other than in accordance with the approved AMS.
- REASON: To ensure that the tree(s) are not damaged or otherwise adversely affected by building operations and soil compaction.

U0180018 Tree Pit Design and Rooting Space

1. Prior to the commencement of development, a tree pit design scheme shall be submitted to and approved in writing by the Local Planning Authority, detailing:
- a. The tree pit design for trees in hard landscape and soft landscape.
 - b. The methods that will be adopted to mitigate the effect of hard surfacing on tree growth and survival and the design elements that will mitigate potential damage to hard surfacing by tree roots.
 - c. The available (useable) soil volume for each tree wherever they are planted in locations with limited soil volume because they are in tree pits, within or adjacent to hard landscape and structures or where any other barriers to root growth exist or are constructed.
2. The development shall not be implemented other than in accordance with the approved scheme, which shall thereafter be retained as approved.
- REASON: To safeguard the appearance of the locality and ensure that the replacement trees can make a lengthy and sustainable contribution to the landscape.

U0180019 Tree planting and Soft Landscaping

(A) The trees planting shall be delivered as set out in Detailed Planting Plan 10263-GA04 REV C 15 November 2023 and Proposed Tree Plan 10263-GA-02 received on 17 Nov 2023 as approved and retained thereafter.

(B) No development shall take place until full details of soft landscaping works and tree planting have been submitted to and approved in writing by the local planning authority. Such details to include:

1. Planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment);
2. Planting methodology;
3. Specification of the quantity, density, size, species, position and the proposed time or programme of planting;
4. Details of earthworks, to include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform;
5. A 3-year maintenance and management programme.

(C) 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.

(D) All tree/plant/shrub planting included within the approved specification shall be carried out in accordance with that specification and in accordance with BS 3936-1:1992 (Nursery Stock. Specification for trees and shrubs) BS3936-4:2007, 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).

(E) All soft landscaping works and tree planting shall be carried out in accordance with the approved details and in any event prior to the occupation of any part of the development, unless otherwise agreed in writing with the Local Planning Authority.

(F) If within a period of 5 years from the date of planting of any tree 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 or defective), another tree of the same species and size originally planted shall be planted at the same place in the next planting season/within one year of the original tree's demise unless the local planning authority gives its written consent to any variations.

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

U0180020 PV Panels

1. Unless otherwise approved in writing by the Local Planning Authority, prior to the commencement of construction (excluding demolition or excavation), details of the PV Panel scheme to form part of the development as set out on Proposed Roof Plan FLU.1191.3.24 REV H Dated 16 Nov 2023 shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall detail:

- a. detail the siting, gradient and number of 155 x 400W PV panels to be installed.
- b. Sustainability benefits of such installation
- c. How the installation achieves the target of CO₂ reduction of 13,175 kg CO₂ per year as set out in the Blue Sky Unlimited Sustainability and Energy Strategy dated March 2023.
- d. Implementation programme

2. No occupation within the relevant Development Plot shall take place until the approved scheme for the 155 panels has been completed in full as approved. The PV panels shall thereafter be retained in situ as approved.

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

U0180021 Front Facing Materials - Sample Panels

Prior to the commencement of development of any above ground works (excluding demolition and enabling works) in respect of the development as set out in FLU 1191.3.24 Rev H (or any subsequent approved revisions thereafter), sample panels of facing brickwork/render or such other materials, where appropriate, showing the proposed colour, texture, face-bond and pointing shall be provided on site and the Local Planning Authority notified of such. The relevant parts of the works shall not be commenced until the samples are approved by the Local Planning Authority, and the sample panels shall be retained on site until the work is completed. The development shall not be implemented other than in accordance with the approved materials.
REASON: To ensure that the proposed development does not prejudice the appearance of the locality.

U0180022 Electric Vehicle Charging Points (EVCPs)

The development shall not be implemented other than in accordance with the approved scheme for EVCPs as set out in FLU.1191.3.10 REV S Proposed Site Plan.

2. 20% active and 80% passive EVCPs on site. At no time shall active EVCPs be under 20% of the total EVCPs onsite. A higher percentage of active EVCPs encouraged as set out in (4) below.

3. No occupation shall take place in any part of the development, until the approved scheme has been fully installed, and be ready for use, and be thereafter retained, unless otherwise agreed in writing by the Local Planning Authority.

4. A review of the EVCPs, with the aim to enhance active provision, shall take place 5 years from installation, with a scheme submitted to and approved in writing with the Local Planning Authority. The approved scheme shall be thereafter approved in accordance with such scheme.

REASON: To mitigate the potential impact on air quality.

U0180023 Biodiverse Green with Brown Features

Full details of all biodiversity (green with brown features roof/s) shall be submitted to and approved in writing by the local planning authority prior to any superstructure works commencing on site; and thereafter implemented in accordance with these details.

(A) These details shall 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 shall:

- 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, repair or escape in case of emergency.
- o Include full maintenance details including access arrangements.

REASON: To enhance nature conservation interest.

U0180024 Glazing Fabrication and Acoustic Spec

Details of the final glazing fabrication and acoustic specifications of fenestration including winter gardens shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development and shall be installed prior to the first occupation of the relevant part of the development and be so maintained.

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

U0180025 NVCMS

In respect of site clearance; demolition works, excavation and any construction works; no development shall take place until a Noise and Vibration Construction Method Statement (NVCMS) for the relevant works for the scheme as set out FLU.1191.3.10 - Proposed Site Plan Rev S 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 details approved. Unless otherwise agreed in writing with the Local Planning Authority, the Statement shall include but not be limited to the following (which should be informed by the mitigation as outlined in the approved Environmental Statement):

1. The NVCMS shall include an acoustic report undertaken by a suitably qualified and experienced consultant and include all the information below;
 - a. Baseline noise assessment - undertaken for a least 24-hours under representative conditions to determine the pre-existing ambient noise environment.
 - b. Noise predictions and the significance of noise effects - Predictions shall be included for each Plot of the demolition, and construction, vehicle movements and an assessment of the significance of noise effects must be included based on the guidance in BS 5228:2009+A1:2014 Annex E
 - c. Piling - Where piling forms part of the construction process, a low noise and vibration method must be utilised wherever possible, and good practice guidelines should be followed e.g. BS 5228:2009+A1:2014.
 - d. Vibration Predictions and the significance of vibration effects - Predictions should be included for each Plot of demolition, and construction, and an assessment of the significance of vibration effects must be included e.g. as per BS 5228:2009+A1:2014.
 - e. Noise and vibration monitoring - Permanent real time web enabled, and/or periodic noise and vibration monitoring shall be undertaken for the duration of the demolition and construction phases. The location, number of monitoring stations and the measurement data shall be agreed with the Local Planning Authority prior to the start of construction.
 - f. Community engagement - The steps that shall be taken to notify and update residents and businesses that may be affected by the construction of the proposed development.
 - g. The Statement, where relevant, shall demonstrate how it coordinates with other NVCMS that may be in operation within the site.
 - h. Cumulative impacts on noise and vibration arising from works taking place within the Site
 - i. The appointment, roles and responsibilities of a Project Environmental Management.

2. The NVCMS shall include control measures for noise, vibration including working hours and follow Best Practice detailed within BS 5228:2009+A1:2014 Code of Practice for Noise and Vibration Control on construction and open sites and BS 6187:2011 Code of practice for full and partial demolition. Further guidance can be obtained from the Commercial Environmental Health Department.

REASON: In order to safeguard the amenities of neighbouring residents, and ecological and air quality of the site.

U0180026 Noise Protection

Unless otherwise agreed in writing with the Local Planning Authority, no commencement on any building shall take place (excluding demolition and site preparation works) until an Acoustic Report for that specific building has been submitted to and approved in writing with the Local Planning Authority. The Report shall include the following details:

. Specification details for the building façade, glazing and ventilation elements to demonstrate that the building/s have been constructed so as to provide sound attenuation against externally generated noise sources including road, rail, aircraft and other land uses, so as to achieve the internal ambient noise levels detailed in Table 1 below. The measured or calculated noise levels shall be determined in accordance with the latest British Standard 8233:2014 Guidance on sound insulation and noise reduction for buildings. Internal noise levels should be achieved with windows open for rapid ventilation purposes. Where this cannot be achieved alternative means of ventilation will be required. Where applicable this shall address overheating. Where whole house ventilation is provided then acoustically treated inlets and outlets shall ideally be located away from the façade(s) most exposed to noise (and any local sources of air pollution).

Table 1: - Internal Ambient Noise Levels for Dwellings

Situation	Location	07:00 – 23:00 hrs.	23:00 – 07:00 hrs.
Resting	Living room	35 dB LAeq,16 hour	None.
Dining	Dining room/area	40 dB LAeq, 16 hour	None.
Sleeping (daytime resting)	Bedroom	35 dB LAeq,16 hour	30 dB LAeq, 8 hour
Sleeping	Bedroom	None.	45 dB LAMax (several times in any one hour)

- a. Specification details demonstrating that the design and layout of the development is constructed so as to protect amenity spaces (including gardens, balconies and terraces) against externally generated transportation noise sources including road, rail and aircraft so as to achieve 50dB(A) LAeq,16 hours with a maximum limit of 55dB(A) LAeq,16hour.
 - b. Construction of the relevant building shall not be implemented other than in accordance with the approved scheme, the approved measures of which shall be implemented in full prior to the occupation of any specific building to which the approved scheme relates.
 - c. Prior to occupation of any part of the development, a commissioning acoustic test and report of a representative number of residential properties within development shall be undertaken in order to demonstrate that the requirements of this condition has been achieved. The results of the test shall be submitted to and approved in writing by the LPA prior to occupation.
 - d. Where further mitigation is required, prior to occupation of the relevant building, details of the mitigation shall be submitted to and approved in writing by the Local Planning Authority with the corresponding commissioning acoustic test and report. The mitigation shall be completed in full and retained as approved.
- REASON: In order to safeguard the amenities of neighbouring and future residents and to address the Agent of Change principle.

U0180027 Materials

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. In addition, details of the balconies, winter gardens, balustrading and window reveals shall be submitted to and agreed in writing by the Local Planning Authority prior to installation.

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

U0180028 Internal noise limits

Prior to the first occupation of the development, a Verification Report must be submitted to the Local Planning Authority for review and approval. The report shall demonstrate that the noise and vibration mitigation measures and recommendations outlined in the submitted report prepared by KP Acoustics KP Report 21368.NIA.01 Rev A have been fully implemented within the specified areas of the development. The report shall demonstrate that internal noise levels within any dwelling shall not:

- i. exceed 35 dB LAeq16hr at any time between 07:00hrs and 23:00hrs within any habitable room, with the windows closed and alternative means of ventilation provided in accordance with current building control requirements.
- ii. exceed 30dB LAeq,8hr at all other times measured over a five minute period within any proposed bedrooms with the windows closed and alternative means of ventilation provided in accordance with current building control requirements.

iii. exceed 40 dB B LA_{max}, slow as measured in the centre of any residential room for ground borne noise.

REASON: To protect future occupants from undue noise.

U0180029 Sustainable Drainage Scheme

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's Local Plan Policy 8.

U0180030 Parking for People with Disabilities

Prior to occupation of the development hereby approved details shall be submitted to and be approved in writing by the Local Planning Authority that demonstrate that 7No. M4(3) accessible car parking bays have been provided as shown on the approved drawings and that these bays shall be managed such that they are solely available to the occupants of the 7No. wheelchair accessible residential units M4(3).

REASON: To ensure the provision of a satisfactory and convenient form of development for people with disabilities.

U0180031 Waste Arrangements

None of the buildings hereby approved shall be occupied until arrangements for the storage and disposal of refuse waste, food waste and recycling 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.

U0180032 BREEAM Certificate

Unless otherwise agreed in writing by the Local Planning Authority, the buildings hereby approved shall achieve BREEAM Domestic Refurbishment 'Outstanding' in accordance with the terms of the application & the requirements of the BREEAM Guide (or such national measure of sustainability for house design that replaces that scheme). The BREEAM Certificate shall be submitted to and approved in writing by the Local Planning Authority within 6 months of the first occupation of the development.

REASON: In the interests of promoting sustainable forms of developments and to meet the terms of the application.

U0180033 Drainage Evidence

No part of the buildings hereby approved shall be occupied until evidence (photographs and installation contracts) is submitted to demonstrate that the sustainable drainage as agreed in Lanmore Consulting Report Drainage Strategy dated March 2022 Rec A Ref 201345/DS/JR/KBL/02 and Drainage Report Addendum Lanmore Consulting 22 May 2023 has been completed in accordance with the approved Drainage Strategy. 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's Local Plan (2018) Policy LP21.

U0180034 Estate Management Strategy

Prior to the occupation of the Development hereby approved, an Estate Management Strategy shall be submitted to and approved in writing by the Local Planning Authority, to include (but not limited to) the following details:

- a. Roles and responsibilities
- b. The health and safety management and maintenance of the public realm, private estate areas and buildings.
- c. The review of the operation of mechanical and electrical equipment (as appropriate).
- d. Refuse and recycling management (including the Warehouse at the rear of the site)
- e. Composting and reuse of organic debris where possible.
- f. Employment strategies
- g. Provision of lifestyle information
- h. Servicing and deliveries management ((including the Warehouse at the rear of the site)
- i. Parking control
- j. Coordination and implementation of the Flood Emergency / Evacuation Plan
- k. Details of any Rights of Way relating to the land will not be obstructed.

Unless otherwise previously agreed in writing with the Local Planning Authority, the development hereby approved shall not be occupied or managed other than in accordance with the approved Estate Management Strategy, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the proposed development is inclusive, does not prejudice the appearance of the locality or the free flow of traffic and highway safety and accords with the terms of the application.

U0180035 Ecological Enhancements

1. Prior to the occupation of any the flats hereby approved, an ecological enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. This shall include the following:

- a. The recommendations of the Ecological Report Rev A by AAe Environmental Ltd dated March 2022 ref No: 213346 and the 16 Nov 2022 and the Outline Bat Mitigation Plan by Syntetra Consulting, February 2023
 - b. Wildlife enhancements as per the recommendations of the above reports, to include:
 - Bat and bird boxes within the fabric of the building/s
 - Peregrine nesting box
 - Invertebrate habitat throughout the ground and on the roof/s
 - Stag beetle loggeries within the hedge planting
 - Mammal holes within the fencing between the houses to ensure continued wildlife movement
 - c. Details of the above enhancements to include location, aspect, height in the context with the development; specific product / dimension; construction method (where applicable) , maintenance and named responsible body.
 - d. Timetable for implementation
2. The development hereby approved shall not be occupied until the details within the approved scheme have been carried out in full.

REASON: To preserve and enhance nature conservation interest in the area.

U0180036 Landscape Management Plan

Prior to the occupation of the development, a Landscape Management Plan including the Play Area shall be submitted to and approved in writing by the Local Planning Authority. The Landscape Management Plan shall include long term design objectives,

management responsibilities and maintenance schedules for all landscape areas over a minimum period of 10 years from the date of completion of the landscaping scheme other than privately owned, domestic gardens; and coordination with other landscape management for the remaining part of the Site. The Landscape Management Plan shall be implemented as completed and retained thereafter, unless otherwise agreed in writing by the Local Planning Authority.

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

U0180037 Play Space

(a) The play areas as set out in the table below shall be provided:

On-Site Play Space	
Area 1	30 sqm
Area 2	51 sqm
Total	81 sqm

(b) Prior to occupation of the development, detailed specifications of the on-site children's play space facilities for the scheme shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

- i. specific quantum's of playspace in sqm
- ii. surface treatment; siting, design, equipment / features, how consideration has been given to play accessibility for all abilities
- iii. the age the play area will provide for
- iv. Confirmation that all play areas will be open to all residents at all times with no segregation on the basis of tenure; and public access to play space during daylight hours; and
- v. any site management controls that may apply and in what circumstances

(c) No development within which play space is to be located shall be occupied, until the playspace provision (in accordance with a - b has been provided in full.

(d) All playspace shall be retained in situ as approved.

REASON: To ensure that suitable provision of play space and incidental play opportunities for children throughout the development.

U0180038 Delivery and Servicing Plan

Prior to occupation of the development hereby approved, a Delivery and Servicing Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall detail the following, but not be limited to:

- a) measures to secure the use of sustainable transport modes - electric vehicles
- b) measurable targets, incentives and penalties, which are reported to the Council on regular intervals.
- c) Details of any Rights of Way relating to the land shall not be obstructed.

The development hereby approved shall not be used or occupied other than in accordance with the approved Plan.

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.

U0180039 ASHP/Mechanical Services with NR Curves

1. Noise from the internal air source heat pumps shall not give rise to a noise level within any dwelling, in excess of Noise Rating Curve (NR) 15.
2. Prior to the first occupation of the development hereby permit an acoustic report shall be submitted to and approved in writing by the Local Planning Authority demonstrating that the criterion in (1) above has been met.

REASON: In order to safeguard the amenities of neighbouring residents, and ecological and air quality of the site.

U0180040 Cycle Parking Enclosures

Prior to the occupation of the development secure cycle parking facilities for 160 cycles shall be provided as set out in approved drawing no: FLU.1191.3.11 Rev R dated 17 November 2023 and 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. Such facilities should accord with the London Cycle Design Standards (TfL 2005) or subsequent revisions.

REASON: To accord with this Council's policy to discourage the use of the car wherever possible and to support sustainable transport modes in line with the Local Plan Policies LP44 and LP45 and the London Plan 2021, Policy T5.

U0180041 Secured by Design

The development shall achieve 'Secured by Design' accreditation as awarded by the DesignOut Crime Officer from the Metropolitan Police Service on behalf of the Association of Chief Police Officers (ACPO).

Prior to first use of the development accreditation shall have been evidenced to have been achieved and the evidence of such accreditation shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the development meets Secured by Design' principles as set out by the Metropolitan Police Service.

U0180042 Secured by Design - CCTV

Prior to the commencement of construction details of the security measures to form part of the development shall be submitted to and approved in writing by the Local Planning Authority. These measures shall accord with the principles of Secure by Design and shall, in

particular, incorporate defensible spaces, lighting, entry and exit points. CCTV framework and surveillance measures within any enclosed car park and cycle storage area and video access control systems at the entrances to any block of residential flats.

REASON: To ensure a safe and convenient form of development and to safeguard the amenities of the area generally.

U0180043 District Heating Network

Prior to the occupation of the development, detailed drawings shall be submitted to and approved by the Local Planning Authority showing connections to a future District Heating Network have been provided at the site boundary.

REASON: In the interests of promoting sustainable forms of developments and to meet the terms of the application.

U0180044 Travel Plan

a. The development hereby approved shall be carried out in accordance with the objectives, targets and actions in the Travel Plan by Lanmor Consulting dated March 2022 and maintained thereafter. In particular:

-Objectives: to reduce the number of single occupancy car journeys arising from the development

-Targets: to reduce the number of single occupancy car journeys and increase the mode share for all sustainable modes of travel.

-Actions:

o Appointing a co-ordinator to oversee the implementation of the Travel Plan

o Prepare welcome packs

o Offer free travel plan advice

o Promote active travel

b. A baseline mode share survey shall be submitted to the Council within 6 months of first occupation for approval in writing by the Local Planning Authority.

REASON: To ensure adequate standards of air quality in accordance with London Plan SI 1 and LBRUT Local Plan 10 and LP20.

U0180045 Bat Friendly Roofing Design

Full details of materials to be used in the structure of the roof, including beams, tiling, lining, sarking and insulation shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of the relevant element of the development. Non-bitumen coated roofing membranes, including but not limited to breathable roofing membranes containing polyethylene or polypropylene filaments shall not be installed in buildings or structures which are used by or intended to be used by roosting bats, unless a certificate can be provided declaring that the material has passed a snagging propensity test'. (For more information see: <https://www.bats.org.uk/our-work/buildings-planning-anddevelopment/non-bitumen-coated-roofing-membranes>). Under no circumstances shall adhesive insect traps be used within the roof space of the building or structure.

REASON: To safeguard roosting bats from harm and maintain the favourable conservation status of bat colonies.

U0180046 Material Start-3 Years

The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

REASON: To conform with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

U0180047 Approved Drawings

The development hereby permitted shall be carried out in accordance with the following drawings nos:

10263-GA-03 REV E SURFACE FINISHES PLAN

Received 27 November 2023

FLU.1191.3.33 REV F DETAILED FLOOR PLANS

FLU.1191.3.34 REV E DETAILED FLOOR PLANS

10263-GA-04 REV C DETAILED PLANTING PLAN

FLU.1191.3.10 REV S Proposed Site Plan

FLU.1191.3.24 REV H Proposed Roof Plan

FLU.1191.3.11 REV R Proposed Ground Floor Plan

FLU.1191.3.12 REV P Proposed First Floor Plan

FLU.1191.3.13 REV O Proposed Second Floor Plan

FLU.1191.3.14 REV O Proposed Third Floor Plan

FLU.1191.3.15 REV N Proposed Fourth Floor Plan

FLU.1191.3.16 REV N Proposed Fifth Floor Plan

FLU.1191.3.17 REV K Proposed Sixth Floor Plan

FLU.1191.3.19 REV O Proposed Front Elevation

FLU.1191.3.20 REV Q Proposed Side Elevation

FLU.1191.3.21 REV N Proposed Rear Elevation

FLU.1191.3.22 REV O PROPOSED SIDE ELEVATIONS 2

FLU.1191.3.23 REV B Existing Roof Plan

FLU.1191.3.24 REV H Proposed Roof Plan

FLU.1191.3.26 REV I Proposed Street Scenes

FLU.1191.3.27 REV D EXISTING & PROPOSED BASEMENT PLANS

FLU.1191.3.30 REV A Proposed FE with Boundary

FLU.1191.3.31 REV B Proposed SE with Boundary

FLU.1191.3.32 REV B Proposed RE with Boundary

FLU.1191.3.36 REV A PROPOSED SIDE SECTIONS /ELEVATIONS

All received on 17 Nov 2023

FLU.1191.3.01 Location Plan
FLU.1191.3.02 Existing Site Plan
FLU.1191.3.03 Existing Ground Floor Plan
FLU.1191.3.04 Existing 1st- 3rd Floor Plans
FLU.1191.3.05 Existing 4th - 6th Floor Plans
FLU.1191.3.06 Existing Front Elevation
FLU.1191.3.07 Existing Side Elevation
FLU.1191.3.08 Existing Rear Elevation
FLU.1191.3.09 Existing Side Elevation 2
All received on 29 March 2022

FLU.1191.3.25 EXISTING STREET SCENES
Received 31 Jan 2023

FLU.1191.3.28 PROPOSED WALL SECTION DETAIL
FLU.1191.3.29 PROPOSED WALL SECTION DETAIL 2
All received 08 Sept 2023

FLU.1191.3.35 EXISTING ELEVATIONS SECTIONS
Received 26 Oct 2023

PRI24428-8 Urban Greening Factor
Received 23 Nov 23

Existing 7th Floor Plan - FLU.1191.3.37
Proposed 7th Floor Plan FLU.1191.3.38
All received 27 November 23

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

U0180048 Biodiversity Net Gain

All enhancements as per Section 4.9 of the AA Environmental Ltd Ecological Report Revision A (dated March 2022) shall be implemented in full and shall include:

- Two Raptor ledges incorporated onto the roof
- Integrated Swift boxes (5no) to be incorporated on the Hampton Court Road Aspect
- Integrated twin or triple hole House sparrow boxes (5no) to be incorporated on the Church Grove and adjacent North aspects (Fairlight)
- All walls/fences to have mammal holes to allow continued movement of wildlife
- All plant species to be native or known to support wildlife
- Stag beetle logs to be included within the landscaping to support invertebrate communities.

A Biodiversity Net Gain Implementation Plan shall be submitted and agreed in writing by the Local Planning Authority and thereafter implemented in accordance with these details. The details shall include specific location (including proposed aspect and height), specific product/dimensions and proposed maintenance.

REASON: To enhance nature conservation interest.

U0180049 Air Quality- NRMM

All Non-Road Mobile Machinery (NRMM) of net power of 37kW and up to and including 560kW used during the course of the demolition, site preparation and construction phases shall comply with the emission standards set out in chapter 7 of the GLA's supplementary planning guidance "Control of Dust and Emissions During Construction and Demolition" dated July 2014 (SPG), or subsequent guidance. Unless it complies

with the standards set out in the SPG, no NRMM shall be on site, at any time, whether in use or not, without the prior written consent of the local planning authority. The developer shall keep an up-to-date list of all NRMM used during the demolition, site preparation and construction phases of the development on the online register at <https://nrmm.london/>.

REASON: To ensure that the construction phase of the development will not result in a deterioration of local air quality for existing receptors.

U0180050 Hard and Soft Landscaping Works (Plan)

Full details of both hard and soft landscaping works shall be submitted to and approved in writing by the local planning authority and thereafter implemented in accordance with these details.

These details shall include:

(A) Hard landscape works shall include:

1. Proposed finished levels or contours
2. Other vehicle and pedestrian access and circulation areas.
3. Hard surfacing materials; hard surface construction and drainage.
4. Proposed and existing utility services above and below ground (e.g. drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc).
5. A program or timetable of the proposed works

(B) Soft landscape works shall include:

1. Full Planting Plans in context with the development.
2. Written specifications (including cultivation and other operations associated with plant and grass establishment).
3. Plans and written specifications shall detail 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, especially over the first 2 years.

4. 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 rootballed trees; and BS 4428:1989, Code of practice for general landscape operations (excluding hard surfaces).

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

U0180051 Ecological Survey

All recommendations (Section 4) from the AA Environmental Ltd Ecological Report Revision A Ref: 213346 (dated March 2022) to be implemented in full. Should works not have started by the 1st March 2023 an updated survey shall be required and submitted to the Local Planning Authority for approval.

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

U0180052 External Lighting (Plan Required)

External Lighting shall be carried out in accordance with the recommendations set out in Section 4 AA Environmental Ltd Ecological Report Revision A Ref: 213346 (dated March 2022)). Full details of all external lighting shall be submitted to and approved in writing by the local planning authority and thereafter implemented in accordance with these details.

These details shall include:

- o Locations, technical specifications,
- o Ground level horizontal lux plan
- o 4m height horizontal lux plan
- 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.

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

U0180053 Air Quality-Bonfires During Construction

No bonfire shall be permitted on site at any point during the construction phase.

REASON: To ensure that the construction phase of the development does not result in a deterioration of local air quality for existing receptors.

U0180054 Flood Risk Assessment

The proposal hereby approved shall be implemented in accordance with the recommendations in the Flood Risk Assessment by Lanmore Consulting Ltd dated March 2022 ref: 201345/FRA/JR/KBL/02 and retained thereafter.

REASON: To ensure compliance with the Local Plan 21 Flood Risk and Sustainable Urban Drainage.

U0180055 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.

U0180056 Air Quality Report

The development hereby approved shall be carried out in accordance with the Air Quality Report Rev 2 dated 31 March 2023 and maintained thereafter.

REASON: To ensure adequate standards of air quality in accordance with London Plan SI 1 and LBRUT Local Plan 10 and LP20.

U0180057 Fire Statement

The proposal hereby approved shall be implemented in accordance with the Fire Safety Statement from Salus (Issue 5) March 2023 by Salus Ltd Stuart Power BEng (Hons), MRICS, MCABE, MIFireE and all mitigation measures retained as such thereafter

REASON: To ensure no unacceptable risk to fire in line with London Plan (2021) Policy D12

U0180058 Energy Strategy

A. Prior to commencement of construction details of the ASHP and PV system shall be submitted to and agreed in writing by the Local Planning Authority and implemented prior to the occupation of the development. The approved system shall be retained in situ thereafter.

B. The proposal shall accord with the Bluesky Unlimited Sustainability & Energy Statement March 2023

C. In particular, as set out in the Bluesky Unlimited Sustainability & Energy Statement March 2023, the proposal hereby approved shall achieve:

-a minimum 91% reduction in Carbon dioxide emissions beyond Building Regulations requirements (2013)

-80% on-site carbon saving by the use of ASHP and PV Panels

REASON: In the interests of promoting sustainable forms of developments and to meet the terms of the application.

U0180059 Building Regulations M4(2) and M4(3)

a) 90% of the residential units hereby approved shall be compliant with Approved Document Part M4(2) and in accordance with the table below.

b) 10% of the residential units hereby approved shall be compliant with Approved Document Part M4(3) and in accordance with the table below.

Type	Market M4(2)	Market M4(3)	Social Rent M4(2)	Social Rent M4(3)	Total Units
Studio/1 person	6	0	0	0	6
1 bedroom/2 person	37	3	1	1	42
2 bedroom/3 person	11	3	1	0	15
3 bedroom/4 person	6	0	1	0	7
Total	60	6	3	1	70

REASON: In the interest of inclusive access in accordance with Policy LP35 to ensure homes to meet diverse and changing needs

U0180060 Residential Mix

70 residential units shall be delivered within the Development as shown on the approved drawings unless otherwise agreed in writing by the Local Planning Authority. The unit mix for the residential units (Class C3) shall be as set out in the table below:

Type	Market	Social Rent	Total Units
Studio, 1 person	6	0	6
1 bedroom, 2 person	40	2	42
2 bedroom, 3 person	14	1	15
3 bedroom, 4 person	6	1	7
Total	66	4	70

The development hereby approved shall not be implemented other than in accordance with the approved mix and retained thereafter.

REASON: To ensure an appropriate mix of housing types dependent upon site context and to accord with the terms of the application.

U0180061 Petrol Oil / Watercourses

The development hereby approved shall incorporate petrol/oil interceptors to avoid oilpolluted discharges entering local watercourses.

REASON: Failure to uphold the effective use of petrol / oil interceptors could result in oilpolluted discharges entering local watercourses contrary to Local Plan Policy

U0180062 Urban Greening Factor

The proposal hereby approved shall be implemented in accordance with drawing no PRI24428-8 'Urban Greening Factor' dated 23 Nov 2023 to achieve an Urban Greening Factor rating of 0.43 and shall be retained as such thereafter.

REASON: Reason: To protect and enhance the ecology of the site in line with London Plan (2021) Policy G5.

U0180063 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 London Policy (2021) SI 2.

U0180064 Employment and Skills Plan

The proposal hereby approved shall be implemented in accordance with the Employment and Training Obligations for Kingston Bridge House received on 15 Nov 2023 and retained as such thereafter.

REASON: To deliver support local employment and job creation in lien with the London Plan S3 and Local Plan LP29.

U0180065 Flood Warning and Evacuation Plan

Details of a Flood Warning and Evacuation Plan shall be submitted to and agreed in writing by the Local Planning Authority and thereafter adhered to at all times

REASON: To ensure compliance with the Local Plan 21 Flood Risk and Sustainable Urban Drainage.

U0180066 Heating and Cooling

The development hereby approved shall at all times be constructed and operated so as to accord with the recommendations in the Building Regulations Part O Overheating Risk, Thermal Model CIBSE TM59:2017 Report Ref QD2069 -01 prepared by Queensberry Design Ltd Engineering, Sustainability & Architectural Consultants dated March 2023.

REASON: To ensure that the development does not overheat and achieves adequate ventilation in line with Building Regulations (2010) Part O of Schedule 1 (as amended).

U0180067 Window obscure glazed - No openable

The proposed first, second and third floor window(s) in the north-west elevation(s) of the 4-storey building(s) hereby approved shall at no time be openable or glazed, otherwise than in obscured glass, below a minimum height of 1.7 metres (5'7") above the relevant floor level.

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

U0180068 Parking/Loading/Turning

No building/dwelling/part of the development shall be occupied until the 21 parking bays indicated on Drawing No. FLU.1191.3.10 Rev S has been constructed to the satisfaction of the Local Planning Authority and shall at no time be used other than by occupiers/callers to the premises and for no other purpose.

REASON: To ensure that the proposed development does not prejudice the free flow of traffic, the conditions of general safety along the neighbouring highway or the amenities of the area.

DETAILED INFORMATIVES

U0086386 NPPF APPROVAL - Para 186 and 187

In accordance with paragraphs 186 and 187 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 and duty officer 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 amended following negotiations with the Council to ensure the scheme complied with adopted policy and guidance, and 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.

U0091311 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.

U0086387 Principal Policies

Where relevant, the following have been taken into account in the consideration of this proposal (full list of all policies and guidance contained within the Committee Report):

London Plan (2021)
London Plan Policy
Building strong and inclusive communities: GG1
Making the best use of land: GG2
Creating a health city: GG3
Delivering the homes Londoners need: GG4
Increasing efficiency and resilience: GG6
London's form, character and capacity for growth: D1
Infrastructure requirements for sustainable densities: D2
Optimising site capacity through the design-led approach: D3
Delivering good design: D4
Inclusive design: D5
Housing quality and standards: D6
Accessible housing: D7
Tall buildings: D9
Safety, security and resilience to emergency: D11
Fire safety: D12
Agent of change: D13
Noise: D14
Industrial intensification, co-location and substitution: E7
Increasing housing supply: H1
Delivering affordable housing: H4
Threshold approach to housing: H5
Affordable housing tenure: H6
Housing size mix: H10
Purpose-built student accommodation : H15
Play and informal recreation: S4
Heritage conservation and growth: HC1
Strategic and local views: HC3
London view management framework: HC4
Green infrastructure: G1
Metropolitan Open Land: G3
Open space: G4
Urban greening: G5
Biodiversity and access to nature: G6
Trees and woodland: G7
Improving air quality: SI 1
Minimising greenhouse gas emissions: SI 2
Energy infrastructure: SI 3
Managing heat risk: SI 4
Water infrastructure: SI 5
Reducing waste and supporting the circular economy: SI 7
Waste capacity and net waste self-sufficiency: SI 8
Developing London's Social Infrastructure : S1
Education and childcare facilities: S3
Play and informal recreation: S4
Energy Infrastructure: SI 2
Flood risk management: SI 12
Sustainable drainage: SI 13
Strategic approach to transport: T1
Healthy streets: T2
Transport capacity, connectivity and safeguarding: T3
Assessing and mitigating transport impacts: T4
Cycling: T5
Car parking: T6

Residential parking: T6.1
Deliveries, servicing and construction: T7
Delivery of the plan and planning obligations: DF1

These policies can be found at:
https://www.london.gov.uk/sites/default/files/the_london_plan_2021.pdf

Richmond Local Plan (2018)
Local Plan Policy
Local character and design quality: LP1
Building height: LP2
Designated heritage assets: LP3
Non designated heritage assets: LP4
Archaeology: LP7
Amenity and living conditions: LP8
Local environmental impact, pollution and land contamination: LP10
Green belt, metropolitan open land and local green space: LP13
Biodiversity: LP15
Trees, woodland and landscape: LP16
Climate change adaptation: LP20
Flood risk and sustainable drainage: LP21
Sustainable design and construction: LP22
Waste management: LP24
Development in centre: LP25
Education and training: LP29
Health and wellbeing: LP30
New housing: LP34
Housing mix and standards: LP35
Affordable housing: LP36
Housing needs of different groups: LP37
Infill, backland and backgarden development: LP39
Sustainable travel choices: LP44
Parking standards and servicing: LP45
Parking standards: Appendix 3

These policies can be found at:
https://www.richmond.gov.uk/media/15935/adopted_local_plan_interim.pdf

NPPF (2023)

The key chapters applying to the site are:

2. Achieving sustainable development Paragraphs 7 to 14
3. Plan-making Paragraphs 15 to 37
4. Decision-making Paragraphs 38 to 59
5. Delivering a sufficient supply of homes Paragraphs 60 to 80
6. Building a strong, competitive economy Paragraphs 81 to 85
7. Ensuring the vitality of town centres Paragraphs 86 to 91
8. Promoting healthy and safe communities Paragraphs 92 to 103
9. Promoting sustainable transport Paragraphs 104 to 113
10. Supporting high quality communications infrastructure Paragraphs 114 to 118
11. Making effective use of land Paragraphs 119 to 125
12. Achieving well-designed places Paragraphs 126 to 136
13. Protecting Green Belt land Paragraphs 137 to 151
14. Meeting the challenge of climate change, flooding and coastal change Paragraphs 152 to 173
15. Conserving and enhancing the natural environment Paragraphs 174 to 188
16. Conserving and enhancing the historic environment Paragraphs 189 to 208

These policies can be found at:
<https://www.gov.uk/guidance/national-planning-policy-framework/4-decision-making>

The Richmond Publication Version Local Plan (Regulation 19 version)

Publication Local Plan Policy
Living Locally and the 20-minute neighbourhood: 1
Spatial Strategy: Managing change in the borough :2
Tackling the climate emergency: 3
Minimising Greenhouse gas emissions and promoting energy efficiency: 4
Energy Infrastructure: 5
Sustainable construction standards: 6
Waste and the circular economy: 7
Flood risk and sustainable drainage: 8
Water resources: 9
New housing: 10
Affordable housing: 11
Housing needs of different groups: 12
Housing mix and standards : 13
Loss of housing: 14
Infill and backland development: 15
Small Sites16
Supporting our centres and promoting culture, Development in centres: 17, 18
Managing the impacts of development on local surroundings:19
Local character and design quality:28
Designated heritage assets:29

Non-designated heritage assets:30

Views and vistas: 31

Archaeology:33

Green Belt, Metropolitan Open Land and Local Green Space: 35
Other Open Land of Townscape Importance (OOLTI): 36
Public open space, play, sport and recreation: 37
Urban greening: 38
Biodiversity and geodiversity: 39
Trees, woodland and landscape : 42
Design process: 44
Tall and Mid risk building zones: 45
Amenity and living conditions: 46
Sustainable travel choices, Vehicular Parking, Cycle Parking, Servicing and
Construction Logistics Management 47, 48
Education and training: 50
Health and wellbeing: 51
Local environmental impacts: 53
Delivery and monitoring: 55

These policies can be found at:

[https://www.richmond.gov.uk/services/planning/planning_policy/local_plan/draft_local_p
lan/draft_local_plan_pre_publication_version](https://www.richmond.gov.uk/services/planning/planning_policy/local_plan/draft_local_plan/draft_local_plan_pre_publication_version)

U0086391 Section 106 Agreement

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

U0086392 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.

U0086393 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).

U0086394 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).

U0086396 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 Highways and Transport, London Borough of Richmond upon Thames, 44 York Street, Twickenham TW1 3BZ (Telephone 020 8891 7090 ask for the Streetscene inspector for your area or email highwaysandtransport@richmond.gov.uk) 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.

U0086397 Secured by Design- Informative 1

The Applicant is recommended to follow the design guidance contained within Secured by Design New Homes 2019, Commercial 2015 and Schools 2014 guides. www.securedbydesign.com/guidance/design-guides

U0086398 Secured by Design-Informative 2

The Applicant is recommended by the Metropolitan Police that vulnerable areas within the development are protected with CCTV capability. Door security standards are

recommended. The residential scheme should accord with the Secured by Design "New Homes" guide to ensure long term crime prevention.

U0086399 Thames Water Sewers

There are public sewers crossing or close to the approved development. When undertaking significant work near to these sewers, it's important that the risk of damage is minimised. Thames Water will need to check that the development doesn't limit repair or maintenance activities or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.

<https://eur01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.thameswater.co.uk%2Fdevelopers%2Flarger-scale-developments%2Fplanning-your-development%2Fworking-near-our-pipes&data=05%7C01%7CNetcall59r%40richmondandwandsworth.gov.uk%7C76186855919d4644732308da2d002a67%7Cd9d3f5acf80349be949f14a7074d74a7%7C0%7C0%7C637871776004833701%7CUnknown%7CTWFPbGZsb3d8eyJWljoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikl1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=RY%2B0tEn3BQOIgBI56IMSZaTcfRLNtKA5MZAk04Hm%2F0%3D&reserved=0>

U0086400 Thames Water Ground Water

Thames Water would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission: "A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer.

Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk

Application forms should be completed on line via

<https://eur01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.thameswater.co.uk%2F&data=05%7C01%7CNetcall59r%40richmondandwandsworth.gov.uk%7C76186855919d4644732308da2d002a67%7Cd9d3f5acf80349be949f14a7074d74a7%7C0%7C0%7C637871776004833701%7CUnknown%7CTWFPbGZsb3d8eyJWljoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikl1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=y314F2KIjgkIMiAc2ILUtEK%2Ba0KeCoF28QnzVCbon1k%3D&reserved=0>. Please refer to the Wholesale; Business customers; Groundwater discharges section.

U0086401 Thames Water Surface Water

With regard to SURFACE WATER drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Management of surface water from new developments should follow Policy SI 13 Sustainable drainage of the London Plan 2021. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website.

<https://eur01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.thameswater.co.uk%2Fdevelopers%2Flarger-scale-developments%2Fplanning-your-development%2Fworking-near-our-pipes&data=05%7C01%7CNetcall59r%40richmondandwandsworth.gov.uk%7C76186855919d4644732308da2d002a67%7Cd9d3f5acf80349be949f14a7074d74a7%7C0%7C0%7C637871776004833701%7CUnknown%7CTWFPbGZsb3d8eyJWljoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTil6lk1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=RY%2B0tEn3BQOIgBI56IMSZaTcfRLNtKA5MZAak04Hm%2F0%3D&reserved=0>

U0086402 Thames Water - Waste Water

Thames Water advise that with regard to the WASTE WATER NETWORK and SEWAGE TREATMENT WORKS infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.

Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses.

U0091227 Parking Permits Restrictions

The applicant is advised that any proposed variations to the Heads of Terms as agreed in the S106 attached to this consent with regards to the restriction of on-street parking permits for residents would not be appropriate without a corresponding decline in parking stress levels. Early engagement with Borough Ward Councillors is encouraged should any such change be explored by the Applicant and prior to a formal application to the Local Planning Authority.

U0086385 Reasons 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. Refer to the Planning Committee report

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION
22/1029/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

Corrections:

No alterations to 22/1029/FUL as approved on 26 April 2024. The scope of the below corrections relate to formatting and typos only.

- FLU.1191.3.16 REV N Proposed Fifth Floor Plan, Nov 2023 added to U0180047 Approved Drawings.
- Formatting of tables in U0180026 Noise Protection U0180037 Play Space, U0180059 Building Regulations M4(2) and M4(3) and U0180060 Residential Mix.