

Place Division / Development Management

Web: www.richmond.gov.uk/planning
Email: envprotection@richmond.gov.uk
Tel: 020 8891 1411
Textphone: 020 8891 7120



Mr Tim Williams
Firstplan Ltd
Broadwall House
21 Broadwall
London
SE1 9PL

Letter Printed 11 June 2024

FOR DECISION DATED
11 June 2024

Dear Sir/Madam

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

Application: 23/3371/FUL
Your ref: Westminster House
Our ref: DC/KEM/23/3371/FUL/FUL
Applicant:
Agent: Mr Tim Williams

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

Westminster House Kew Road Richmond TW9 2ND

for

Creation of two additional levels of Class C3 accommodation comprising 7no.units, conversion and excavation of the existing Class E basement and part conversion of existing floorspace at basement, ground, first, second, and third floor levels to provide internal access and ancillary residential floorspace with external alterations and associated development.

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

Yours faithfully

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

Robert Angus
Head of Development Management

SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 23/3371/FUL

APPLICANT NAME

C/O Firstplan Ltd

AGENT NAME

Mr Tim Williams
Broadwall House
21 Broadwall
London
SE1 9PL

SITE

Westminster House Kew Road Richmond TW9 2ND

PROPOSAL

Creation of two additional levels of Class C3 accommodation comprising 7no.units, conversion and excavation of the existing Class E basement and part conversion of existing floorspace at basement, ground, first, second, and third floor levels to provide internal access and ancillary residential floorspace with external alterations and associated development.

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DETAILED CONDITIONS AND INFORMATIVES

DETAILED CONDITIONS

AT01 Development begun within 3 years

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

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

U0182934 Approved Drawings

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

P22-058_CGL-Z1-00-GA-A-EX0001, P22-058_CGL-Z1-00-GA-A-EX0002, P22-058_CGL-Z1-00-GA-A-EX0003, P22-058_CGL-Z1-00-GA-A-EX0004, P22-058_CGL-Z1-00-GA-A-EX0005, P22-058_CGL-Z1-00-GA-A-PL0002 Rev E, P22-058_CGL-Z1-00-GA-A-PL0003 REVK & P22-058_CGL-Z1-00-GA-A-PL0006 REVA received on 18 Dec 2023.

CGL-Z1-00-GA-A-PL0001 REV J received on 23 Feb 2024.

CGL-Z1-00-GA-A-PL0004 REV H, CGL-Z1-00-GA-A-PL0005 REV D, CGL-Z1-00-GA-A-PL0XX1 REV B & CGL-Z1-00-GA-A-PL0XX2 REV B received on 26 Feb 2024.

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

BD12 Details - Materials to be approved

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

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

U0182935 Design Details

The development shall not be carried out otherwise than in accordance with detailed drawings to a scale of not less than 1:20 which shall be submitted to and approved in writing by the Local Planning Authority, such details to include:

- a) fenestration
- b) terraces balustrades including divisions between residential units
- c) enclosure for rooftop plant
- d) external shutters
- e) rooftop safety railings
- f) external plant (siting and design)

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

DV49A Construction Management Plan

No development shall take place, including any works of demolition, until a detailed Construction Management Plan (to include any demolition works) using the Council's proforma document

(https://www.richmond.gov.uk/media/22165/construction_management_plan_guidance_

notes.pdf) has been submitted to and approved in writing by the Local Planning Authority. The development shall not be implemented other than in accordance with the approved plan.

The Statement shall detail :

1. Contact details, including a 24hr emergency contact (details of which shall be displayed on any hoarding / security fencing)
2. Programme length and phasing
3. The number, type and dimensions of vehicles required
4. Vehicle routing
5. Details of holding areas for construction traffic and communication strategy for their arrival
6. Methods of spoil removal and concrete supply
7. Details and location where plant and materials will be loaded and unloaded
8. Security hoarding and maintenance of such
9. Site setup drawings showing the position of vehicles, skips, concrete supply, etc. at a minimum scale of 1:200, showing the site in context of the surrounding highway and neighbouring properties
10. On classified roads generally, vehicles will be expected to enter and exit the site in forward gear. Swept Path Analysis drawings will be required to demonstrate this
11. Details of how the safety of highway users and vulnerable pedestrians will be managed
12. Details of how access to neighbouring properties will be maintained
13. Details of how any trees and street furniture (i.e. lighting columns, communications cabinets, bollards, etc.) are to be protected during the works
14. Details of any required footway and/or road closures, or highway licences
15. Any necessary parking suspension details
16. Details of any wheel-washing facilities, if required
17. Details of measures that will be applied to control the emission of noise, vibration and dust including working hours. This should follow Best Practice detailed within BS 5228-1:2009+A1:2014, Code of Practice for Noise and Vibration Control on Construction and Open Sites; as well as for dust control: COSHH 2002 (as amended 2020), The London Plan 2021 Policy SI-1-D and HSE Construction Information Sheet CIS36
18. Where applicable, the Construction Management Statement should be written in conjunction with the Arboricultural Method Statement, and in accordance with British Standard BS 5837:2012 'Trees in relation to design, demolition and construction - recommendations', in particular section 5.5, 6.1, 6.2, 6.3 and 7.

REASON: In the interests of highway and pedestrian safety together with the amenity of the area and in order to demonstrate the development would not have an unacceptable impact on the operation of the public highway and neighbours.

U0182936 Dust Management Plan

Unless otherwise agreed in writing by the Local Planning Authority, prior to commencement of the development hereby approved, a Dust Management Plan for the ground works, demolition and construction phases shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be implemented other than in accordance with the approved scheme. The dust management plan shall include:

- a. Demonstrate compliance with the guidance found in the control of dust and emissions from construction and demolition Best Practice produced by the Greater London Authority (GLA) http://static.london.gov.uk/mayor/environment/air_quality/docs/construction-dust-pg.pdf.
- b. A risk assessment of dust generation for each phase of the construction. The assessment and identified controls must include the principles of prevention, suppression and containment and follow the format detailed in the guidance above. The outcome of the assessment must be fully implemented for the duration of the

construction and demolition phase of the proposed development and include dust monitoring where appropriate.

c. Where the outcome of the risk assessment indicates that monitoring is necessary, a monitoring protocol including information on monitoring locations, frequency of data collection and how the data will be reported to the Local Planning Authority;

d. details of dust generating operations and the subsequent management and mitigation of dust demonstrating full best practicable means compliance and covering construction activities, materials storage, on and off-site haul routes, operational control, demolition, and exhaust emissions; and

e. where a breach of the dust trigger level may occur a response procedure should be detailed including measures to prevent repeat incidence.

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

U0182937 Sound Insulation Windows

Façade sound insulation shall be of a standard to achieve noise levels within bedrooms and living rooms of the residential dwellings as recommended in the acoustic submission prepared by Hann Tucker Associates ref. 31059/NIA/Rev3 and dated 15th December 2023.

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

REASON: To protect the amenity of future occupiers and of residents of nearby properties.

U0182938 Sound Insulation Internal

Full particulars and details of a scheme for sound insulation between existing Use Class E floorspace and proposed residential units above hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to superstructure works commencing on site.

The sound insulation shall be carried out strictly with the details so approved, shall be implemented prior to first occupation of the residential units to which they relate, shall be maintained thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority.

REASON: To protect the amenity of future occupiers and of residents of nearby properties.

U0182939 Balconies

A scheme for protecting the proposed balconies and terraces from railway noise (which shall include imperforate (other than small gaps for drainage) balustrade screens and Class A absorption on the balcony soffits) shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of works and the scheme shall be fully implemented before any of the dwellings are occupied and permanently maintained as such thereafter.

REASON: To protect the amenity of future occupiers.

U0182940 Emergency Generators

Where emergency generation plant is installed and needs testing, the Local Planning Authority will permit the LAeq,T noise level from this plant to be no greater than 5dB above the existing background noise level when measured 1m externally to the nearest

residential facade for the purpose of testing for up to one hour per month between 09:00 and 16:00 hours Monday to Friday only and not on public or bank holidays.
REASON: To protect the amenity of future occupiers and of residents of nearby properties.

U0182941 Mechanical Plant

Before any mechanical plant is used at the premises, a scheme shall be submitted to and approved in writing by the local planning authority which demonstrates that the following noise criteria can be complied with. The plant shall not be installed or operated other than in accordance with the approved details.

The cumulative measured or calculated rating level of noise emitted from all mechanical plant and services to which the application refers, shall be 5dB(A) below the existing background noise level, at all times that the mechanical plant and services operates.

The measured or calculated noise levels shall be determined at the boundary of the nearest ground floor noise sensitive premises or 1 metre from the façade of the nearest first floor (or higher) noise sensitive premises, and in accordance to the latest British Standard 4142.

An alternative position for assessment/measurement may be used to allow ease of access, which must be shown on a map and noise propagation calculations detailed to show how the design criteria is achieved.

The plant shall be supported on adequate proprietary anti-vibration mounts as necessary to prevent the structural transmission of vibration and regenerated noise within adjacent or adjoining premises, and these shall be so maintained thereafter.

REASON: To protect the amenity of future occupiers and of residents of nearby properties.

U0182942 Piling

No piling shall take place until a 'PILING METHOD STATEMENT' (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

REASON: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure.

U0182943 Flooding/Drainage

The development hereby approved shall not be constructed other than in accordance with the recommendations, mitigation and resilience measures proposed in the 'Flood Risk and SuDS Assessment' Rev 2, 'Basement Impact Assessment, Groundwater Screening Assessment' and Structural Engineer's Feasibility Report' Rev P1 received on 18 Dec 2023, unless otherwise agreed in writing with the local planning authority.

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 S113, its associated Sustainable Design and Construction SPG, and Richmond Council's Local Plan Policy LP11 and LP21; to safeguard structural stability; and to reduce risk of life to future occupants.

U0182944 Parking Permits Restriction - GRAMPIAN

Before the residential development and the Use Class E floorspace in the basement hereby permitted is occupied, a scheme shall be agreed in writing with the local planning authority and be put in place to ensure that, with the exception of disabled persons, no resident/commercial occupier of the development shall obtain a resident/commercial parking permit within any controlled parking zone which may be in force in the area at any time, nor a season ticket/enter into a contract to park in any car park controlled by the Council.

REASON: To ensure that the development does not generate an increased demand for on-street car parking to the detriment of the free flow of traffic, the conditions of general safety along the neighbouring highways, the amenity of the area and to accord with the Councils car parking policy and standards.

U0182945 Delivery and Servicing Plan

Prior to the occupation of residential development and the Use Class E floorspace in the basement hereby approved, a delivery and servicing management plan shall be submitted to and agreed in writing by the Local Planning Authority. The development shall not be implemented other than in accordance with the approved details unless otherwise previously agreed in writing by the Local Planning Authority.

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

U0182946 Refuse Arrangements

1) The residential development hereby approved shall not be occupied until refuse facilities have been provided in accordance with either; A; Drawing number CGL-Z1-00-GA-A-PL0001 REV J received on 23 Feb 2024; Or B; 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.

2) The additional Class E floorspace in the basement hereby approved shall not be occupied until refuse facilities have been provided in accordance with either; A; Drawing number CGL-Z1-00-GA-A-PL0001 REV J received on 23 Feb 2024; Or B; detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show the position, design, materials and finishes thereof.

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

U0182947 Cycle Parking

1) The residential development hereby approved shall not be occupied until cycle parking facilities have been provided in accordance with either; A; Drawing number P22-058_CGL-Z1-00-GA-A-PL0006 REVA, received on 18 Dec 2023 and CGL-Z1-00-GA-A-PL0001 REV J received on 23 Feb 2024 showing the residential bike store; or; B; 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.

2) The additional Class E floorspace in the basement hereby approved shall not be occupied until cycle parking facilities have been provided in accordance with either; A; Drawing number P22-058_CGL-Z1-00-GA-A-PL0006 REVA, received on 18 Dec 2023 and CGL-Z1-00-GA-A-PL0001 REV J received on 23 Feb 2024 showing the gym bike store; or; B; detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show the position, design, materials and finishes thereof.

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

U0182948 Amplified Sound System

1. A dedicated in house sound system shall be used exclusively for the amplification of music and speech which is produced in association with activities undertaken within the basement level Class E unit.

2. All speakers which operate through the sound system shall be mounted on resilient mountings or hangers to limit the transfer of structure borne noise. The specification of the mountings will be submitted to and approved by the LPA.

3. An Electronic Sound Level Attenuation System otherwise known as an Automatic Gain Control (AGC) device shall be fitted before the amplifier in the signal chain with the thresholds of the limiter set on both the Left and Right stereo channels. The sound attenuation device shall be set by a suitably qualified acoustician/sound engineer and secured so that it cannot be overridden by persons other than the appointed sound system engineers/acoustic consultant. The sound attenuation device shall not be altered without prior agreement with the LPA or Environmental Health Service. The specification of the Sound Level Attenuation System shall be submitted to and approved by the LPA.

REASON: To have minimal adverse impact on the occupiers in the vicinity of the development site in terms of noise.

U0182949 Noise Management Plan

A Noise Management Plan (NMP) shall be submitted to and approved by the LPA prior to the first use of the basement floorspace for any Class E(d) (indoor sport, recreation or fitness) use. The NMP shall include as a minimum, written details of the following information;

- i. Organisational responsibility for noise control
- ii. Hours of operation of the fitness studio
- iii. Details of the conditions controlling noise
- iv. Details of all fitness activities that will be undertaken and activities that will be restricted and/or prohibited.
- v. Details of how the operational noise impact will be managed on a day to day basis.
- vi. A plan showing the layout of the Class E(d) (indoor sport, recreation or fitness) and proposed activity zones. The plan will include details of the noise insulation and isolation mitigation measures included within each activity zone.
- vii. Specification details of all noise insulation and isolation materials installed within each activity area
- viii. Details of community liaison and complaints logging and investigation

REASON: To have minimal adverse impact on the occupiers in the vicinity of the development site in terms of noise.

U0182950 Basement Noise Control

1. A noise control scheme (including sound insulation and isolation measures) to be installed/implemented in order to limit both airborne noise and structure borne noise from the use of the basement floorspace for any Class E(d) (indoor sport, recreation or fitness) use shall be submitted to and agreed in writing with the Local Planning Authority prior to the occupation of the basement Class E floorspace hereby approved.

2. The noise control scheme shall be implemented in accordance with the approved details prior to the occupation of the basement Class E floorspace hereby approved. No alteration to the scheme which undermines the sound insulation or isolation integrity of the areas it applies to, shall be undertaken without the grant of further specific consent of the local planning authority

REASON: To protect the amenity of surrounding occupiers

U0182951 No Amplified Music - Terrace

No music or amplified sound system shall be used or generated within the communal office external terrace as shown on P22-058_CGL-Z1-00-GA-A-PL0003 REV K hereby approved at any time.

REASON: To protect the amenity and living conditions of neighbouring occupiers.

U0182952 Roof Terraces Hours

The communal office external terrace as shown on P22-058_CGL-Z1-00-GA-A-PL0003 REV Khereby approved shall be fully closed to users between the hours of 21:00 and 09:00 Monday to Sunday inclusive.

REASON: To protect the amenity and living conditions of neighbouring occupiers.

U0182953 Air Quality

The development shall not be implemented or operated other than in accordance with the Air Quality Assessment dated April 2024 and shall achieve Air Quality Neutral.

REASON: To minimise the risk to poor air quality.

DV51B Water Consumption

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

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

U0182954 NS - Energy Reduction

The dwelling(s) hereby approved shall achieve a 35% reduction in Carbon dioxide emissions beyond Building Regulations requirements (2021).

Reason: In the interests of energy conservation in accordance with the Council's sustainability policies.

U0182955 BREEAM for Non-Housing

The basement development hereby approved shall achieve BREEAM Rating 'Excellent'; in accordance with the terms of the application & the requirements of the BREEAM Guide (or such national measure of sustainability for design that replaces that scheme).

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

DV52A Building Regulation M4(2)

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

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

U0182956 Green Roof

Prior to commencement of superstructure works (excluding site investigations and demolition), details of the biodiversity roof(s) shall be submitted to and approved in writing by the Local Planning Authority, including details of maintenance. The biodiversity roof(s) shall be biodiversity based with extensive substrate base (min depth 85mm). The biodiversity roof shall be implemented in accordance with the details approved and planted/seeded with the agreed mix of species within the first planting season following the practical completion of the building works. The green roof shall be maintained in accordance with the schedule set out in the Flood Risk and SUDS Assessment Rev2 (dated 13 December 2023) unless otherwise agreed in writing by the Local planning Authority.

REASON: To enhance nature conservation interest and to prevent the risk of flooding to and from the site in accordance with relevant policy requirements including but not limited to London Plan Policy SI 13, its associated Sustainable Design and Construction SPG, the Non-Statutory Technical Standards for Sustainable Drainage Systems and Richmond Council's Local Plan Policy LP21 Flood Risk and Sustainable Drainage.

U0182957 PV

Notwithstanding the details shown on the approved drawings, further details of the photovoltaic panels to be installed in accordance with the approved Energy Statement shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The details shall include the siting, design, technical specification and noise output (where applicable). The extensions hereby approved shall not be occupied until the renewable energy measures have been implemented in accordance with the approved details.

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

U0182958 Ecological Enhancements

The roof extensions hereby approved shall not be occupied until an ecological enhancement plan has been implemented in accordance with details to be submitted and agreed in writing by the Local Planning Authority. Details should include specific location (including proposed aspect and height), specific product/dimensions and proposed maintenance.

Reason: To enhance nature conservation interest.

U0182959 Fire Safety

The development must be carried out in accordance with the provisions of the 'Fire Strategy' received on 18 Dec 2023 unless otherwise approved in writing by the Local Planning Authority.

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

U0182960 NRMM

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

"Ultra low sulphur diesel" means fuel meeting the specification within BS EN 590. Where these standards are succeeded, they should be applied when reasonable. Exemptions to these standards may be granted for specialist equipment or for equipment with alternative emission reduction equipment or run on alternative fuels. Such exemptions shall be applied for in writing to the local planning authority in advance of the use of such vehicles, detailing the reasons for the exemption being sought and clearly identifying the subject vehicles. Exemptions that are granted will be in writing and such vehicles must not be used until written exemption has been issued by the local planning authority.

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

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

DETAILED INFORMATIVES

U0091729 Composite Informative

Reason for granting:

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

Principal Policies:

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

Local Plan Policies: LP1, LP2, LP3, LP4, LP7, LP8, LP10, LP11, LP20, LP21, LP22, LP24, LP25, LP34, LP35, LP36, LP44, LP45 & SA19

Supplementary Planning Guidance:

Residential Development Standards

Small and Medium Housing Sites

Affordable Housing

Design Quality

Refuse and Recycling Storage Requirements

Residential Development Standards

Sustainable Construction Checklist

Richmond and Richmond Hill Planning Guidance SPD

Other Local Strategies or Publications:

Community Infrastructure Levy

CA17 Central Richmond Conservation Area Statement

CA17 Central Richmond Conservation Area Appraisal

Article 4 Direction B1 to C3

Article 4 Direction Basements

Article 4 Direction Class E (Town Centre) to Class C3 (Residential)

Basement development - Planning Advice Note

Building Regulations:

The applicant is advised that the erection of new buildings or alterations to existing buildings should comply with the Building Regulations. This permission is NOT a consent under the Building Regulations for which a separate application should be made. For application forms and advice please contact the Building Control department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411).

If you alter your proposals in any way, including to comply with the Building Regulations, a further planning application may be required. If you wish to deviate in any way from the proposals shown on the approved drawings you should contact the Development Management department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411).

Damage to the public highway:

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

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

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

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

Noise control - Building sites:

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

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

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

Monday to Friday 8am to 6pm

Saturdays 8am to 1pm

Sundays and Public Holidays - No noisy activities allowed

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

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

U0091730 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 amended following negotiations with the Council to ensure the scheme complied with adopted policy and guidance, and a decision was made without delay.

U0091710 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.

U0091711 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).

U0091702 Considerate Constructors Scheme

The applicants are encouraged to become members of the Considerate Constructors Scheme. Further details can be found on: www.ccscheme.org.uk/

U0091697 Network Rail

The applicant/developer may be required to enter into an Asset Protection Agreement to get the required resource and expertise on-board to enable approval of detailed works.

To start the process with the Asset Protection team, the applicant/developer should use the Asset Protection Customer Experience (ACE) system found on Network Rail's Asset Protection website (<https://www.networkrail.co.uk/running-the-railway/looking-after-the-railway/asset-protection-and-optimisation/>). This website also provides more information about the Asset Protection team and the services they offer.

Where applicable, the applicant must also follow the Asset Protection informatives. The informatives are issued to all development within close proximity to the railway (compliance with the informatives does not remove the need to engage with the ASPRO team).

U0091695 Network Rail Permissions & Hoarding Lice

The applicant will need to gain permission from Network Rail to park construction vehicles on land owned by Network Rail. The applicant must also apply for a hoarding license to install hoarding on the highway maintained by the Council and on the land owned by Network Rail from Network Rail and the Council. Additionally, the applicant will be required to request a permission from TFL to suspend the bus stop to be able to park the crane on the Kew Road.

U0091698 Thames Water

The applicant is advised to read the guide 'working near our (Thames Water) assets' to ensure workings will be in line with the necessary processes to follow if working above or near pipes or other structures. <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes> Should the applicant require further information they should contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

There are public sewers crossing or close to the development. If significant work is planned near 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 provided in any other way. The applicant is advised to read the guide 'working near or diverting our pipes' from the Thames Water website. <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>.

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.

As required by Building regulations part H paragraph 2.36, Thames Water requests that the Applicant should incorporate within their proposal, protection to the property to prevent sewage flooding, by installing a positive pumped device (or equivalent reflecting technological advances), on the assumption that the sewerage network may surcharge to ground level during storm conditions. If as part of the basement development there is

a proposal to discharge ground water to the public network, this would require a Groundwater Risk Management Permit from Thames Water. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Thames Water would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

There are water mains crossing or close to the development. Thames Water do not permit the building over or construction within 3m of water mains. If significant works are planned near the mains (within 3m) Thames Water will need to check that the development does not reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services they provide in any other way. The applicant is advised to read the following guide 'working near or diverting our pipes'. <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>

If the applicant will be using mains water for construction purposes, Thames Water must be informed prior to use, to avoid potential fines for improper usage. More information and how to apply can be found online at thameswater.co.uk/buildingwater.

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

The works have the potential to impact on local underground water utility infrastructure. The applicant is advised to read the guide 'working near our assets' to ensure workings will be in line with the necessary processes to follow if working above or near pipes or other structures. <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes> Should further information be required please contact Thames Water. Email: developer.services@thameswater.co.uk.

U0092205 Water Main

There are water mains crossing or close to your development. In order to protect water mains and to ensure that Thames Water can gain access to those mains for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a water main. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the options available at this site.

U0091704 Surface Water Drainage

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921.

U0091706 Groundwater

Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Groundwater permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 8507 4890 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.

U0091707 Details of Piling-EHO Consultation

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. Where developments include foundations works require piling operations it is important to limit the amount of noise and vibration that may effect local residents.

There are a number of different piling methods suitable for differing circumstances. Guidance is contained in British Standard BS 5228 Noise control on Construction and Open Sites - Part 4: Code of Practice for noise and vibration control applicable to piling operations.

Where there is a risk of disturbance being caused from piling operations then the council under section 60 Control of Pollution Act 1974 can require Best Practicable Means (BPM) to be carried out. This may entail limiting the type of piling operation that can be carried out.

The types of piling operations which are more suitable for sensitive development in terms of noise and vibration impact are;

- * Hydraulic Piling
- * Auger Piling
- * Diaphragm Walling

U0091703 Back Flow

The applicant should incorporate within their proposal, protection to property, for example non-return valve (or other suitable device) to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.

U0091696 Land Contamination

The site and surrounding area have been subject to former potentially contaminated land use. Although the development proposal is for residential purposes, only minor excavation is proposed at basement level, it is recommended that the applicant keeps a watching brief and notifies the Council should any unexpected contamination be encountered during the development.

U0091709 Highway Condition Informative

Should damage be identified that the Council can attribute to the development hereby approved; the Council will undertake to make full repairs and pass cost on the developers.

U0091792 Biodiversity Gain Plan not required

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be the London Borough of Richmond-Upon-Thames.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements in the list below is/are considered to apply.

Statutory exemptions and transitional arrangements in respect of the biodiversity gain condition.

1. The application for planning permission was made before 12 February 2024.
2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.
3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and
 - (i) the original planning permission to which the section 73 planning permission relates* was granted before 12 February 2024; or
 - (ii) the application for the original planning permission* to which the section 73 planning permission relates was made before 12 February 2024.

4. The permission which has been granted is for development which is exempt being:
4.1 Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:

- iv) the application for planning permission was made before 2 April 2024;
- v) planning permission is granted which has effect before 2 April 2024; or
- vi) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).

4.2 Development below the de minimis threshold, meaning development which:

- iii) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
- iv) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

4.5 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).

4.5 Self and Custom Build Development, meaning development which:

- iv) consists of no more than 9 dwellings;
- v) is carried out on a site which has an area no larger than 0.5 hectares; and

vi) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

4.5 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.

* "original planning permission means the permission to which the section 73 planning permission relates" means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

The effect of section 73D of the Town and Country Planning Act 1990

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission ("the earlier Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

- i) do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

IL02 Advertisements

The applicant is advised of the need to obtain separate consent under the Town & Country Planning (Control of Advertisements) Regulations 1992 for any advertisements requiring express consent which it is to display on these premises.

U0091805 Ecology

The applicant is advised in discharging details of ecological enhancements to give consideration to the following:

- o Integrated bat bricks within the roof
- o Integrated swift boxes/sparrow terraces
- o Raptor nesting ledges on the roof
- o Ensure all plant species are native or wildlife friendly

Details should include

- 1) specific location (including proposed aspect and height) on a plan in context with the development.
- 2) specific product/dimensions
- 3) proposed maintenance.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION
23/3371/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