

Place Division / Development Management

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Mr. James Lloyd
Create Planning
Wigglesworth House
69 Southwark Bridge Road
London
SE1 9HH

Letter Printed 25 June 2024

FOR DECISION DATED
25 June 2024

Dear Sir/Madam

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

Application: 22/3577/FUL
Your ref: Job No. 372 - Grainmarket - C...
Our ref: DC/GAP/22/3577/FUL/FUL
Applicant: C/O Agent James Lloyd
Agent: Mr. James Lloyd

WHEREAS in accordance with the provisions of the Town and Country Planning Act 1990 and the orders made thereunder, you have made an application received on **30 November 2022** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

Units 3 And 15 Cross Deep Court Heath Road Twickenham TW1 1AG

for

Change of use of part ground floor and part first floor to form 4No. 1-bedroom flats and 2No. 2-bedroom flats.

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 22/3577/FUL

APPLICANT NAME

C/O Agent James Lloyd
Create Planning
Wigglesworth House
69 Southwark Bridge Road
London
SE1 9HH
United Kingdom

AGENT NAME

Mr. James Lloyd
Wigglesworth House
69 Southwark Bridge Road
London
SE1 9HH

SITE

Units 3 And 15 Cross Deep Court Heath Road Twickenham TW1 1AG

PROPOSAL

Change of use of part ground floor and part first floor to form 4No. 1-bedroom flats and 2No. 2-bedroom flats.

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

U0184011	Cycle parking
U0184023	Refuse Arrangements
U0184013	NRMM
U0184014	Fire Safety Strategy
U0184015	Decision Drawings and Documents
U0184016	Restriction-Alterations/Extn
AT01	Development begun within 3 years
BD14A	Materials to match existing
U0184017	Construction Method Statement
U0184018	Water Consumption
U0184019	Parking Permits Restriction - GRAMPIAN
U0184020	BREEAM
U0184021	Air source heat pump
U0184022	Refuse storage
U0184012	Energy Reduction

INFORMATIVES

U0082603	CIL liable
U0082616	Composite Informative
U0082615	Street numbering
U0082614	NPPF APPROVAL - Para. 38-42

DETAILED CONDITIONS AND INFORMATIVES

DETAILED CONDITIONS

U0184011 Cycle parking

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

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

U0184023 Refuse Arrangements

No building/dwelling/part of the development shall be occupied until arrangements for the storage and disposal of refuse/waste have been provided in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show the position, design, materials and finishes thereof. The facilities shall be retained in situ thereafter.

Reason: To safeguard the appearance of the properties and the amenities of the area.

U0184013 NRMM

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.

U0184014 Fire Safety Strategy

The development must be carried out in accordance with the provisions of the Planing Fire Safety Strategy prepared by Brett Littlewood MIHE (ref.: F1045-01) dated 12 December 2022 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

U0184015 Decision Drawings and Documents

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

0201 REV 01-WIP
0203 REV 01-WIP
0205 REV 01-WIP
0207 REV 01-WIP - received 30 November 2022.

630-CDA-ZZ-ZZ-SH-A-SH-3000 dated 15 March 2023.

BREEAM REFURBISHMENT DOMESTIC BUILDINGS PRE-ASSESSMENT REPORT (ref.: 22-10344) dated 23 March 2023.

ENERGY STRATEGY REPORT (ref.: 22-10334 REV A) dated 3 April 2023.

Viability Report by Dr Andrew Golland BSc (Hons) PhD MRICS Andrew Golland Associates, Transport Statement, Design and Access Statement - received 17 April 2023.

0100 REV 01
0200 REV 01
0202 REV 01
0204 REV 01
0206 REV 01 - received 17 April 2023.

Sustainable Construction Checklist - received 26 April 2023.

CONSTRUCTION MANAGEMENT STATEMENT dated 5 May 2023.

CMP PRO-FORMA - received 24 May 2023.

Open Market Appraisal by Milestone Commercial Agency Ltd - received 21 June 2023.

Planning Technical Note dated 21 June 2023.

Review of the Viability Report on the Development of Land at Rear of Units 3 & 15 Cross Deep Court Heath Road TW1 1AG - received 27 July 2023.

0001 REV 03
0002 REV 05
0100 REV 03
0101 REV 04
0102 REV 02
0103 REV 03 - received 9 October 2023

Statutory Declaration dated 21/11/2023.

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

U0184016 Restriction-Alterations/Extn

No external alterations or extensions shall be carried out to the building(s) hereby approved.

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

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.

BD14A Materials to match existing

No new external finishes (including fenestration), including works of making good, shall be carried out other than in materials to match the existing.

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

U0184017 Construction Method Statement

Notwithstanding the CONSTRUCTION MANAGEMENT STATEMENT dated 5 May 2023 and CMP PRO-FORMA received 24 May 2023, no development shall take place, including any works of demolition, if applicable, until a Construction Management Statement (to include any demolition works, if applicable) has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the construction period. The Statement shall provide for:

1. The size, number, routing and manoeuvring tracking of construction vehicles to and from the site, and holding areas for these on/off site;
2. Site layout plan showing manoeuvring tracks for vehicles accessing the site to allow these to turn and exit in forward gear;
3. Details and location of parking for site operatives and visitor vehicles (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
4. Details and location where plant and materials will be loaded and unloaded;
5. Details and location where plant and materials used in constructing the development will be stored, and the location of skips on the highway if required;
6. Details of any necessary suspension of pavement, roadspace, bus stops and/or parking bays;
7. Details where security hoardings (including decorative displays and facilities for public viewing) will be installed, and the maintenance of such;
8. Details of any wheel washing facilities, if applicable;
9. Details of a scheme for recycling/disposing of waste resulting from demolition and construction works (including excavation, location and emptying of skips);
10. Details of measures that will be applied to control the emission of noise, vibration and dust including working hours. This should follow Best Practice detailed within BS5288:2009 Code of Practice for Noise and Vibration Control on Construction and Open Sites;
11. Details of any highway licenses and traffic orders that may be required (such as for licences for any structures / materials on the highway or pavement; or suspensions to allow the routing of construction vehicles to the site);
12. Details of the phasing programming and timing of works;

13. Where applicable, the Construction Management Statement should be written in conjunction with the Arboricultural Method Statement, and in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction - recommendations', in particular section 5.5, 6.1, 6.2, 6.3 and 7;
14. A construction programme including a 24 hour emergency contact number;
15. See also TfL guidance on Construction Logistics Plans.

The applicant should use the LBRuT pro-forma document available here https://www.richmond.gov.uk/media/22165/construction_management_plan_guidance_notes.pdf

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

U0184018 Water Consumption

No development shall take place, other than demolition and enabling works, until a Water Efficiency Calculator has been submitted to and approved in writing by the local planning authority. Residential dwelling(s) are required to incorporate water conservation measures to achieve maximum water consumption of 110 litres per person per day for homes including an allowance of 5 litres or less per person per day for external water consumption.

Reason: In the interests of water conservation in accordance with Policy LP 22 of the Local Plan (2018).

U0184019 Parking Permits Restriction - GRAMPIAN

Prior the commencement of the development hereby permitted 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.

U0184020 BREEAM

Unless otherwise agreed in writing by the Local Planning Authority, the development hereby approved shall achieve BREEAM Rating of '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.

U0184021 Air source heat pump

The air source heat pump shall not be installed otherwise than in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The details shall include design, siting, external finishes and acoustic assessment. This shall then be so installed prior to first occupation of the premises and shall be so retained and operated in compliance with the approved details.

REASON: To protect the amenity of occupiers of nearby properties.

U0184022 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.

U0184012 Energy Reduction

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

Reason: In the interests of energy conservation in accordance with Policy LP 22 of the Local Plan (2018).

DETAILED INFORMATIVES

U0082603 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.

U0082616 Composite Informative**Principal Policies:**

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

National Planning Policy Framework (NPPF 2021)

London Plan (2021)

Local Plan (2018):

- o LP 1 Local Character and Design Quality
- o LP 8 Amenity and Living Conditions
- o LP 10 Local Environmental Impacts, Pollution and Land Contamination
- o LP 20 Climate Change Adaptation
- o LP 22 Sustainable Design and Construction
- o LP 24 Waste Management
- o LP 25 Development in Centres
- o LP 26 Retail Frontages
- o LP 28 Social and Community Infrastructure
- o LP 34 New Housing
- o LP 35 Housing Mix and Standards
- o LP 36 Affordable Housing
- o LP 41 Offices
- o LP 44 Sustainable Travel Choices
- o LP 45 Parking Standards and Servicing

Supplementary Planning Documents:

- o Affordable Housing SPD (2014)
- o Planning Obligation Strategy SPD (2020)
- o Refuse and Recycling: Storage and Access Requirements for New Developments SPD (2022)
- o Residential Development Standards SPD (2010) Incorporating Nationally Described Space Standards
- o Transport SPD (2020)
- o Sustainable Construction Checklist SPD (2020)

Reason for granting:

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

Building Regulations:

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

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

Damage to the public highway:

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

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

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

U0082615 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).

U0082614 NPPF APPROVAL - Para. 38-42

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

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

In this instance:

- o The application was acceptable as submitted, and approved without delay.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION
22/3577/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