

Application reference: 24/1513/VRC
FULWELL AND HAMPTON HILL WARD

Date application received	Date made valid	Target report date	8 Week date
14.06.2024	14.06.2024	09.08.2024	09.08.2024

Site:

31 Stanley Road, Teddington, TW11 8TP,

Proposal:

Variation of planning approval 23/1154/FUL - Condition Number(s): U0174072 Landscape Maintenance - Small Schemes

U0174060 Approved Drawings; U0174062 Construction of vehicle turntable; U0174063 Workshop extensions ; U0174064 Green / Brown Roof; U0174065 Balconies / Terraces; U0174067 PV Panels; U0174068 New Residential - Noise Control; DV18A Refuse Arrangements
BD12 Details - Materials to be approved; PK06A Cycle parking; DV49A Construction Management Plan; DV50A Energy Reduction
DV51B Water Consumption
LT09A Hard and Soft Landscaping Required
U0174071 Parking Permits Restriction - GRAMPIAN

Plus suggested New Condition in respect of Phasing of Development:

1. To make the proposed phasing of the development more explicit (Phase 1 - the Workshop element inc. the retrospective item referred to in the development description, and Phase 2 - the Residential element).
2. To allow CIL payments to be phased accordingly
3. The existing extensions to the Workshop element are currently the subject of LBRUT Enforcement action and need to be resolved in short order, hence their identification in a discrete Phase 1.

Status: Pending Consideration (If status = HOLD please check that all is OK before you proceed any further with this application)

APPLICANT NAME

Ken Bici
31 Stanley Road
Teddington
Richmond Upon Thames
TW11 8TP

AGENT NAME

Alistair Grills
4 Chisholm Road
Richmond
TW10 6JH
United Kingdom

DC Site Notice: printed on and posted on and due to expire on

Consultations:

Internal/External:

Consultee

Expiry Date

LBRUT Transport
 LBRuT Ecology
 14D POL

13.07.2024
 13.07.2024
 13.07.2024

Neighbours:

- 4 Chisholm Road, Richmond, TW10 6JH -
- 10 Belvedere Close, Teddington, TW11 0NT, - 29.06.2024
- 26 Belvedere Close, Teddington, TW11 0NT, - 29.06.2024
- 12 Belvedere Close, Teddington, TW11 0NT, - 29.06.2024
- Flat 4, 27 Stanley Road, Teddington, TW11 8TP, - 29.06.2024
- Flat 3, 27 Stanley Road, Teddington, TW11 8TP, - 29.06.2024
- Flat 2, 27 Stanley Road, Teddington, TW11 8TP, - 29.06.2024
- Flat 1, 27 Stanley Road, Teddington, TW11 8TP, - 29.06.2024
- 86 Stanley Road, Teddington, TW11 8TX, - 29.06.2024
- Flat 7, 72 Stanley Road, Teddington, TW11 8TX, - 29.06.2024
- Flat 6, 72 Stanley Road, Teddington, TW11 8TX, - 29.06.2024
- Flat 5, 72 Stanley Road, Teddington, TW11 8TX, - 29.06.2024
- Flat 4, 72 Stanley Road, Teddington, TW11 8TX, - 29.06.2024
- Flat 3, 72 Stanley Road, Teddington, TW11 8TX, - 29.06.2024
- Flat 2, 72 Stanley Road, Teddington, TW11 8TX, - 29.06.2024
- Flat 1, 72 Stanley Road, Teddington, TW11 8TX, - 29.06.2024
- 33A Stanley Road, Teddington, TW11 8TP, - 29.06.2024
- Flat 4, 29 Stanley Road, Teddington, TW11 8TP, - 29.06.2024
- Flat 3, 29 Stanley Road, Teddington, TW11 8TP, - 29.06.2024
- Flat 2, 29 Stanley Road, Teddington, TW11 8TP, - 29.06.2024
- Flat 1, 29 Stanley Road, Teddington, TW11 8TP, -
- 33 Stanley Road, Teddington, TW11 8TP, - 29.06.2024
- 22 Belvedere Close, Teddington, TW11 0NT, - 29.06.2024
- 20 Belvedere Close, Teddington, TW11 0NT, - 29.06.2024
- 17 Belvedere Close, Teddington, TW11 0NT, - 29.06.2024
- 15 Belvedere Close, Teddington, TW11 0NT, - 29.06.2024
- 35 Stanley Road, Teddington, TW11 8TP, - 29.06.2024
- 45 Cadogan Close, Teddington, TW11 8TR, - 29.06.2024
- 21 Belvedere Close, Teddington, TW11 0NT, - 29.06.2024
- 19 Belvedere Close, Teddington, TW11 0NT, - 29.06.2024
- 18 Belvedere Close, Teddington, TW11 0NT, - 29.06.2024
- 16 Belvedere Close, Teddington, TW11 0NT, - 29.06.2024
- 14 Belvedere Close, Teddington, TW11 0NT, - 29.06.2024
- 13 Belvedere Close, Teddington, TW11 0NT, - 29.06.2024
- 11 Belvedere Close, Teddington, TW11 0NT, - 29.06.2024
- 19 Belvedere Close, Teddington, TW11 0NT, - 29.06.2024

History: Development Management, Appeals, Building Control, Enforcements:

Development Management

<p>Status: GTD Date: 22/01/1980</p>	<p>Application: 79/1398 Change of use from commercial photographic studios to lapidary works for the cutting, polishing, cleaning, packaging and distribution of geological specimens and semi-precious stones.</p>
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Development Management

<p>Status: GTD Date: 22/02/1961</p>	<p>Application: 61/0004 Storage of goods, furniture, empty cartons, tea chests, etc., and garaging and servicing of 3 vans, used in connection with business as local carrier.</p>
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Development Management

Status: GTD

Date:20/11/1961

Application:61/1110

Erection of two garages (one with conservatory over) and iron staircase.

Development Management

Status: GTD

Date:30/03/1960

Application:60/0009

Continuation of use for light industrial purposes.

Development Management

Status: GTD

Date:05/10/1964

Application:64/0957

Use of premises for commercial photography.

Development Management

Status: GTD

Date:01/08/1968

Application:68/1222

Erection of single storey extension to form photographers studio.

Development Management

Status: GTD

Date:04/08/1975

Application:75/0611

Erection of a single-storey extension to provide additional studio, drawing office and toilets.

Development Management

Status: GTD

Date:14/07/2016

Application:16/1923/FUL

Change of use from B1 (c) industrial to B1 (a) office use. Single storey rear extension

Development Management

Status: GTD

Date:04/10/2016

Application:16/3266/FUL

Change of use from B1(c) to B1(a) Offices and erections of ground and first floor extensions to side and front of existing building, including other alterations.

Development Management

Status: GTD

Date:16/05/2017

Application:17/0523/FUL

Demolition of existing two-storey building in B1(c) use, retention of single storey section and erection of part single storey, part two storey building for use as B1(a) Office use with associated car and cycle parking spaces.

Development Management

Status: REF

Date:12/12/2022

Application:20/3181/FUL

Proposed 3no Residential Units. Proposed Extension to Existing Workshop at 31 Stanley Road

Development Management

Status: VOID

Date:03/05/2023

Application:23/1150/VOID

Proposed single storey extensions, single storey roof canopy & roof space conversion to existing workshop to rear (part-retrospective); 3No residential unit infill over access road to front; adjustment to access point with dropped kerb; plus cycle parking, waste and recycling storage and hard & soft landscaping

Development Management

Status: GTD

Date:30/01/2024

Application:23/1154/FUL

Proposed single storey extensions, single storey roof canopy & roof space conversion to existing workshop to rear (part-retrospective); 3 No. residential unit infill over access road to front; adjustment to access point with dropped kerb; plus cycle parking, waste and recycling storage and hard & soft landscaping

Development Management

Status: VOID

Date:03/05/2023

Application:23/1157/VOID

Proposed single storey extensions, single storey roof canopy & roof space conversion to existing workshop to rear (part-retrospective); 3No residential unit infill over access road to front; adjustment to access point with dropped kerb; plus cycle parking, waste and recycling storage and

hard & soft landscaping

Development Management

Status: PCO

Date:

Application:24/1513/VRC

Variation of planning approval 23/1154/FUL - Condition Number(s):
U0174072 Landscape Maintenance - Small Schemes U0174060
Approved Drawings; U0174062 Construction of vehicle turntable;
U0174063 Workshop extensions ; U0174064 Green / Brown Roof;
U0174065 Balconies / Terraces; U0174067 PV Panels; U0174068 New
Residential - Noise Control; DV18A Refuse Arrangements BD12 Details
- Materials to be approved; PK06A Cycle parking; DV49A Construction
Management Plan; DV50A Energy Reduction DV51B Water
Consumption LT09A Hard and Soft Landscaping Required U0174071
Parking Permits Restriction - GRAMPIAN Plus suggested New
Condition in respect of Phasing of Development: 1. To make the
proposed phasing of the development more explicit (Phase 1 - the
Workshop element inc. the retrospective item referred to in the
development description, and Phase 2 - the Residential element). 2. To
allow CIL payments to be phased accordingly 3. The existing extensions
to the Workshop element are currently the subject of LBRUT
Enforcement action and need to be resolved in short order, hence their
identification in a discrete Phase 1.

Building Control

Deposit Date: 24.03.2018

New full electrical installation (new build)

Reference: 18/NIC00654/NICEIC

Enforcement

Opened Date: 06.12.2019

Enforcement Enquiry

Reference: 19/0565/EN/NAP

24/1513/VRC

31 Stanley Road, Teddington TW11 8TP

Site and surrounds:

The application site comprises a part single/part two-storey building with a single storey rear extension on a backland site with a single access road from Stanley Road. The site is in commercial use for light industrial purposes and according to the Council's records this appears to have been the case for many years.

Surrounding the site there are garage blocks serving properties on Belvedere Close and Cadogan Close to the north and south of the site. To the west is a parking area serving Belvedere Close and maisonettes at 19 and 20 Belvedere Close, along with part of their garden. To the southeast of the site, and located beside the entrance to the site, is 29 Stanley Road and the associated rear garden to that property. It is noted that neither No. 29 nor any other properties in the surrounding contain any heritage designations. It is noted that the surrounding environment is predominately residential in character, while the height of buildings vary from 2 and 3 storeys up to 4 storeys in the form of nearby blocks of flats.

The site is not statutorily or locally listed and does not fall within a Conservation Area. Furthermore, it is not noted to be subject to any land contamination. It is located within Flood Zone 1, however the site is noted to be at risk of groundwater flooding (75% or more) and is also within a Critical Drainage Area. The site is noted to be located within the Hampton Wick & Teddington Village Character Area.

Site History (recent/relevant):

20/3181/FUL - Proposed 3no residential units. Proposed extension to existing workshop at 31 Stanley Road – Refused 12.12.2022 for the following reasons:

- The combined height, width, scale and massing of the proposed two storey workshop extension in close proximity to site boundaries would result in a visually intrusive and overbearing form of development detrimental to the outlook and residential and visual amenities currently afforded to nos. 19 & 20 Belvedere Close and the occupants thereof. Furthermore, the proposed residential development would visually dominate and intrude upon the entrance point of No. 29 Stanley Road while the excessive depth and height of its rear projection would overbear and reduce the outlook from its rear windows and rear garden. The scheme is therefore considered to be contrary to, in particular, policies LP1 and LP8 of the Local Plan (2018).
- In the absence of sufficient clearance height to allow refuse vehicles to safely access the rear commercial site, the proposal is contrary to Policy LP24 and the Refuse and Recycling Storage Requirements SPD.

17/0523/FUL – Demolition of existing two-storey building in B1(c) use, retention of single storey section and erection of part single storey, part two storey building for use as B1(a) Office use with associated car and cycle parking spaces – Application granted 16.05.2017.

16/3266/FUL – Change of use from B1(c) to B1(a) Offices and erections of ground and first floor extensions to side and front of existing building, including other alterations – Granted 04.10.2016.

16/1923/FUL – Change of use from B1 (c) industrial to B1 (a) office use. Single storey rear extension – Granted 14.07.2016.

Proposal:

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Plus suggested New Condition in respect of Phasing of Development:

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Public and other representations:

Public consultation was undertaken to notify surrounding residents about the proposed development in the form of letters sent out to the directly adjoining properties. Two comments in objection to the application were received from one neighbouring property. These are summarised as follows:

- Concern over the removal of trees within the boundary of the application site which will lead to further overlooking from the approved development.
- The removal of these trees would also result in an impact on nesting birds.

Note: The agent for this planning application submitted a public response to these objection comments to confirm that the trees in question are being retained in the proposed scheme - as shown in the existing and proposed drawings accompanying the previous approval.

Consultees

Transport Officer – No objections to proposed changes to Conditions U0174062 Construction of vehicle turntable and DV49A Construction Management Plan, but recommending seeking a legal opinion with regard to Condition U0174071 Parking Permits Restriction- GRAMPIAN.

Ecology – No objections to proposed changes to green roof condition.

Amendments

Following discussions with the Council, the applicants submitted additional tracking drawings and relocated the refuse store to allow access without impact on the public footpath.

Main Planning Policies & Guidance:

National Planning Policy Framework (NPPF) (2023):

[National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/101391/nppf-2023.pdf)

- Section 2: Achieving Sustainable Development
- Section 4: Decision-making
- Section 5: Delivering a sufficient supply of homes
- Section 6: Building a strong, competitive economy
- Section 7: Ensuring the vitality of town centres
- Section 8: Promoting healthy and safe communities
- Section 9: Promoting Sustainable Transport
- Section 11: Making effective use of land
- Section 12: Achieving well-designed places
- Section 13: Protecting Green Belt
- Section 14: Meeting the challenge of climate change, flooding and coastal change
- Section 15: Conserving and enhancing the natural environment
- Section 16: Conserving and enhancing the historic environment

London Plan (2021):

https://www.london.gov.uk/sites/default/files/the_london_plan_2021.pdf

Issue	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
Growing a good economy	GG5
Increasing efficiency and resilience	GG6
London's form, character and capacity for growth	D1
Optimising site capacity through the design-led approach	D3
Delivering good design	D4
Inclusive design	D5
Housing quality and standards	D6
Accessible housing	D7
Basement development	D10
Safety, security and resilience to emergency	D11
Fire safety	D12
Agent of changes	D13
Noise	D14
Increasing housing supply	H1
Delivering affordable housing	H4
Threshold approach to housing	H5
Affordable housing tenure	H6

Housing size mix	H10
Developing London's social infrastructure	S1
Providing suitable business space	E2
Affordable workspace	E3
Land for industry, logistics and services to support London's economic function	E4
Industrial intensification, co-location and substitution	E7
Sector growth opportunities and clusters	E8
Skills and opportunities for all	E11
Urban greening	G5
Biodiversity and access to nature	G6
Improving air quality	SI1
Minimising greenhouse gas emissions	SI2
Energy infrastructure	SI3
Managing heat risk	SI4
Water infrastructure	SI5
Reducing waste and supporting the circular economy	SI7
Waste capacity and net waste self-sufficiency	SI8
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
Non-residential disabled persons parking	T6.5
Deliveries, servicing and construction	T7
Funding transport infrastructure through planning	T9
Delivery of the Plan and Planning obligations	DF1

London Borough of Richmond Local Plan (2018):

https://www.richmond.gov.uk/media/15935/adopted_local_plan_interim.pdf

Issue	Local Plan Policy
Local Character and Design Quality	LP1
Building Heights	LP2
Designated Heritage Assets	LP3
Non-Designated Heritage Assets	LP4
Amenity and Living Conditions	LP8
Local Environmental Impacts, Pollution and Land Contamination	LP10
Subterranean developments and basements	LP11
Biodiversity	LP15
Climate Change Adaptation	LP20

Flood Risk and Sustainable Drainage	LP21
Sustainable Design and Construction	LP22
Waste Management	LP24
New Housing	LP34
Housing Mix and Standards	LP35
Affordable Housing	LP36
Housing Needs of Different Groups	LP37
Infill, Backland and Backgarden Development	LP39
Employment and Local Economy	LP40
Industrial Land and Business Parks	LP42
Sustainable Travel Choices	LP44
Parking standards and servicing	LP45

Richmond Publication Local Plan (Regulation 19 version):

The Richmond Publication Version Local Plan (Regulation 19 version) and its supporting documents, including all the Regulation 18 representations received, was considered at Full Council on 27 April 2023. Approval was given to consult on the Regulation 19 Plan and, further, to submit the Local Plan to the Secretary of State for Examination in due course. The Publication Version Local Plan, including its accompanying documents, have been published for consultation on 9 June 2023. Together with the evidence, the Plan is a material consideration for the purposes of decision-making on planning applications.

The weight to be given to each of the emerging policies and allocations will depend on an assessment against the criteria set out in paragraph 48 of the NPPF. As the Council considers the emerging Local Plan to be sound and legally compliance, officers and Councillors should accord relevant policies and allocations weight in the determination of applications taking account of the extent to which there are unresolved objections to the relevant policies; where appropriate this is set out in the explanation of the officer recommendation within the report below. Note that while the Publication Version Local Plan was agreed to be utilised for the purposes of development management decisions, it was agreed by Full Council that no weight will be given to Policy 4 in relation to the increased carbon offset rate, and therefore the existing rate of £95/t will continue to be applied. In addition, no weight will be given to Policy 39 in relation to the 20% biodiversity net gain requirement at this stage. All other aspects and requirements of these policies will apply.

The main policies applying to the site as material planning considerations are:

Issue	Reg 19 Local Plan Policy
Living locally and the 20-minute neighbourhood	1
Spatial strategy: Managing change in the borough (Strategic Policy)	2
Tackling the climate emergency (Strategic policy)	3
Minimising Greenhouse gas emissions and promoting energy efficiency (Strategic Policy)	4
Energy Infrastructure (Strategic Policy)	5
Sustainable construction standards	6
Waste and the circular economy (Strategic Policy)	7

Flood risk and sustainable drainage (Strategic Policy)	8
Water resources and infrastructure (Strategic Policy)	9
New Housing (Strategic Policy)	10
Affordable housing (Strategic Policy)	11
Housing needs of different groups	12
Housing mix and standards	13
Infill and backland development	15
Managing impacts	19
Protecting the local economy (Strategic Policy)	21
Promoting jobs and our local economy	22
Industrial land	24
Affordable, flexible and managed workspace	25
Local character and design quality (Strategic Policy)	28
Urban Greening	38
Biodiversity and Geodiversity	39
Trees, woodland and landscape	42
Floodlighting and other external artificial lighting	43
Design process	44
Amenity and living conditions	46
Sustainable travel choices	47
Vehicular parking standards, cycle parking, servicing and construction logistics management	48
Local environmental impacts	53
Basements and subterranean developments	54
Delivery and monitoring	55

These policies can be found at:

https://www.richmond.gov.uk/media/fomccpcf/publication_local_plan_low_resolution.pdf

Professional Comments:

The application is seeking to vary a condition under Section 73 of the Town & Country Planning Act on a development that has been judged to be acceptable in principle through the previous planning permission granted (Ref: 23/1154/FUL). These types of applications should be determined in accordance with the Local Plan, but where national or local policies or other material considerations have changed since the original grant of permission, LPAs can assess the scheme in line with the legislative and policy changes as well as the changes sought.

Since the previous decision, there has been no significant changes in circumstance that would require further consideration. Thus, the main issues associated with this application are set out below.

Phase 1 comprises the Workshop element (part retrospective) plus any necessary new utility connections to Stanley Road to serve the workshop and a temporary workshop refuse unit adjacent to Stanley Road to be used on collection days only. The small retrospective element referred to in the development description forms part of the Phase 1 workshop. Phase 2 comprises the Residential element and the offsite works on Stanley Road required to accommodate the relocated vehicular access point once the flats are constructed. All ancillary works covered by condition including hard and soft landscaping, cycle parking, attenuation tanks, green and brown roofs etc within each phase area will be completed as part of that phase.

The applicant has proposed the following amendments to conditions as part of this application (additions in blue and omissions with a strikethrough):

NEW CONDITION - Phasing of Development

The development shall be implemented in two phases in accordance with Phasing Plans 1909/211 and 1909/212, with the initial Phase 1 comprising the Workshop alterations (inc. the retrospective wc element), associated services connections to Stanley Road, and the temporary Refuse Store for use on collection days and the later Phase 2 comprising the Residential element. REASON: To ensure the satisfactory phasing of the development, to regularise the Phase 1 retrospective element and to ensure that utility infrastructure is delivered in a coordinated and planned way.

U0174072 Landscape Maintenance - Small Schemes

No part of the Phase 2 works defined in the Phasing Plan shall be occupied until a schedule of landscape maintenance for a minimum period of 5 years from the date of completion of the landscaping scheme has been submitted to and approved in writing by the local planning authority. The schedule shall include details of the arrangements for its implementation and shall be implemented as approved from the date of completion of the landscaping scheme as part of the development. 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.

U0174060 Approved Drawings

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

1909/201A, ~~1909/204A~~, 1909/206A, 1909/207A, 1909/209A; received 25 May 2023 1909/100, 1909/100, 1909/101, 1909/102, 1909/200, 1909/201, 1909/202, 1909/203, 1909/205, 1909/208, C2977-01 REV A, C2977-02 REV A, C2977-03 REV A; received 1 May 2023

1909/210; received 30 October

1909/204B, 1909/211 and 1909/212 received June 2024

Energy Strategy, Desk Study & Basement Impact Assessment, Site Waste Management Plan, SUDS report, Sustainable Construction Checklist, Water Sustainability Statement, Transport Statement; received 1 May 2023

Sedum System Summary, Sedum Blanket Specification; received 30 October 2023

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

U0174062 Construction of vehicle turntable

The vehicle turntable hereby approved in Phase 1 shall be constructed and/or installed prior to or simultaneously with the formation of the new vehicular crossover unless otherwise agreed in writing by the Local Planning Authority.

REASON: To accord with the terms of the permission and to ensure the proposal does not prejudice the appearance of the locality.

U0174063 Workshop extensions

Prior to the first occupation of any of the [Phase 2](#) residential units hereby permitted, the construction of the [Phase 1](#) workshop extensions as shown on approved drawing 1909/203 dated March 2023 and [Phasing Plans 1909/211 and 1909/212 dated June 2024](#) shall be implemented in full so as to be available for occupation and use to the satisfaction of the Local Planning Authority.

REASON: To ensure the approved development accords with employment and industrial policies, including LP40 and LP42 of the Local Plan.

U0174064 Green / Brown Roof

Prior to the commencement of above ground works for the development hereby approved, full details of the biodiverse roof [in Phase 1](#) - including location, specification including substrate type, species mix, depth and contouring of substrate, type of membrane, how levels of light, moisture, aeration and nutrients shall be achieved, wildlife features and maintenance 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 and implemented in full prior to occupation of the development hereby approved. The green / brown roof shall be retained in situ thereafter in accordance with the approved maintenance plan.

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

U0174065 Balconies / Terraces

Prior to the occupation of the [Phase 2](#) residential development, details of screening to the external balconies and terraces shall be [submitted](#) to and approved in writing by the Local Planning Authority. The development shall be implemented as approved and the screens retained in situ thereafter, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To safeguard the amenities of residential occupiers of the development and neighbours

U0174067 PV Panels

1. Prior to the occupation of the [Phase 2](#) residential development hereby approved, a scheme for the PVs to the development shall be submitted to and approved in writing by the Local Planning Authority, such details to include: a) Siting b) gradient c) number of PV panels ~~d) how the PV are to be integrated with the green roof~~

[\[NOTE – to be omitted as PV and green roofs are in different buildings/phases\]](#)

2. The PV panels shall be implemented as approved and thereafter maintained.

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

U0174068 New Residential - Noise Control

Before construction [of each phase](#) commences, a detailed building construction for, the buildings [in that phase](#) including acoustic insulation, balcony construction, glazing, [rooflights](#) and ventilation specification schemes [as appropriate](#) shall be submitted and approved in writing by the Local Planning Authority. The scheme shall thereafter be retained as approved.

REASON: To ensure satisfactory living standards for future residents

DV18A Refuse Arrangements

[Neither phase](#) hereby approved shall be occupied until arrangements for the storage and disposal of refuse/waste [for that phase](#) 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.

BD12 Details - Materials to be approved

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

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

PK06A Cycle parking

No building/dwelling/part of the development shall be occupied until cycle parking facilities for that phase 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.

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

DV49A Construction Management Plan

No phase of development shall take place, including any works of demolition, until a detailed Construction Management Plan for that phase (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.

DV50A Energy Reduction

The [Phase 2](#) 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 the Councils sustainability policies.

DV51B Water Consumption

The [Phase 2](#) 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.

LT09A Hard and Soft Landscaping Required

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

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

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

0174071 Parking Permits Restriction - GRAMPIAN

Before [either phase of](#) the development hereby permitted begins a scheme shall be agreed in writing with the local planning authority [for that phase](#) and be put in place to ensure that, with the exception of disabled persons, no [commercial/resident](#) occupier of the development shall obtain a [commercial/resident](#) parking permit within any controlled parking zone which may be in force in the area at any time in the future, 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.

Principle of Development

The applicant has indicated that during Phase 1, the existing vehicle access would be utilised for the construction process involving the workshop. In relation to Phase 2, the applicant has consulted several contractors who indicated that a strictly time-limited closure of the Workshop operation whilst Phase 2 construction work was proceeding would provide sufficient space to service that phase. The applicant, therefore, proposes a temporary transfer of workload and staff to their Hammersmith operation to facilitate the implementation of Phase 2, immediately prior to its implementation. Once the Phase 2 works are complete, the Teddington Workshop operation would be reopened.

Although industrial land is protected within the borough in terms of use, the ongoing operation of the business is at the discretion of the owner. As such, the temporary closure of the business during the Phase 2 works is not considered an unreasonable. The revised condition relating to the workshop extensions (Phase 1) would ensure the works to the workshop are completed in full and made available for occupation prior to works commencing on the residential element (Phase 2).

As such, the proposed phasing of the approved development is not considered to adversely impact the ongoing use and viability of the existing industrial land.

Design & Local Character

Local Plan Policy LP1 states new development must be of a high architectural quality based on sustainable design principles. Development must respect local character and contribute positively to its surrounding based on a thorough understanding of the site and its context. In addressing design quality, the Council will have regards to the following:

- *Compatibility with local character including relationship with existing townscape and frontages, scale, height, massing, proportions and form*
- *Sustainable development and adaptability, subject to aesthetic considerations*
- *Layout and access*
- *Space between buildings and relationship to the public realm*
- *Detailing and material*

In order to improve natural lighting conditions in the existing workshop, the applicant has proposed the introduction of 3No rooflights, one for each green roof. These rooflights would sit flat against the roof of the workshop and also sit well within the dimensions of each of the 3 roof spaces, and would thus result in a very limited change to the appearance of the building. Rooflights are no an uncommon feature of the surrounding area, and the proposed rooflights would therefore respect local character.

In light of the above, the proposed amendments to the original approved scheme are considered to be in accordance with the relevant policy guidance, in particular policy LP1 of the Local Plan.

Residential Amenity

Policy LP8 (Amenity and Living Conditions) of the Publication Local Plan seeks to ensure that new development retains the amenity and living conditions for occupants of new, existing, adjoining and neighbouring properties.

The proposed rooflights would be constructed within the roof space and would not create the

potential for overlook any surrounding properties. Furthermore, the mostly flat nature of the roof means the rooflights would not be expected to result in unreasonable light pollution or glare on surrounding properties.

The proposed phasing of development would not be considered to have any further impacts (such as noise) in relation to neighbour amenity.

In light of the above, the proposal is considered to be in accordance with the LP8 of the Local Plan and associated SPD guidance.

Transport/parking

Policy LP 45 of the Local Plan sets out that the Council will require new development to make provision for the accommodation of vehicles in order to provide for the needs of the development while minimising the impact of car based travel including on the operation of the road network and local environment, and ensuring making the best use of land. Policy LP 44 outlines that new development should not have a severe impact on the operation, safety or accessibility to the local or strategic highway networks. Any impacts on the local or strategic highway networks, arising from the development itself or the cumulative effects of development, including in relation to on-street parking, should be mitigated through the provision of, or contributions towards, necessary and relevant transport improvements.

The applicant has advised that all proposed works within the Phase 1 boundary (relating to the workshop) would be executed during that phase, plus the introduction of a temporary refuse storage unit close to the Stanley Road frontage for use on collection days. This temporary unit mimics the arrangement in the Phase 2 approved plans whereby the workshop refuse is moved from the permanent refuse storage within the Phase 1 Workshop site to a point closer to Stanley Road on collection days only. The temporary refuse store for collection days will, therefore, disappear and be replaced by the permanent arrangement when Phase 2 is implemented. The permanent refuse storage unit for the Workshop as well as the necessary cycle parking, vehicle turntable, attenuation tank, hard landscaping etc for Phase 1 are proposed to be built out as part of that phase.

The Council's Transport Officer confirmed no objections were raised to the proposed changes set out under conditions U0174062 Construction of vehicle turntable and DV49A Construction Management Plan. It was advised to seek a legal opinion with regard to Condition U0174071 Parking Permits Restriction- GRAMPAN.

A S106 legal agreement was not created for the parent permission, however the above noted Grampian condition was applied to ensure that no future occupier of the development shall obtain a commercial/resident parking permit within any controlled parking zone which may be in force in the area at any time in the future. Following the Transport Officer comments, a legal opinion was sought on whether the phasing condition would affect this in any way, and it was suggested that a S106 agreement is required in respect of the entire development before the first phase is to be commenced. This should not prejudice the applicant or the Council as the obligation would be in similar terms for each phase and there is no point requiring separate obligations repeating earlier ones.

The applicants suggested wording for this condition would ensure that an obligation is agreed in relation to parking permit restrictions prior to either phase of the development commencing. As such the Council has no objections to this.

In light of the above, no objections have been raised to the proposed development from a transport/parking perspective.

Ecology

Policy LP15 Biodiversity states that the Council will protect and enhance the Borough's biodiversity, and in particular the sites designated for their biodiversity and nature conservation value, including the connectivity between habitats. Council will resist the loss of trees which are of value and encourage new high-quality landscaping and planting which reflects the surrounding environment.

Changes are proposed to the green roof and landscaping conditions, however these changes only specify that the works need to occur prior to either phase occurring, and therefore they would in essence remain the same as previous. The Council's Ecology Officer has reviewed the application and raised no objections to this.

As such, the proposal is considered to comply with Policy LP15 of the Local Plan.

Local Finance Considerations

Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that a local planning authority must have regard to a local finance consideration as far as it is material. The weight to be attached to a local finance consideration remains a matter for the decision maker. The Mayor of London's CIL and Richmond CIL are therefore material considerations.

As per the parent application, the development is liable for Mayoral CIL and Borough CIL in accordance with the relevant charging schedules.

The proposal would involve the phasing of CIL payments, and the Council's CIL team has previously advised that a Section 73 application would be the correct method for the applicant to split the payments.

Conclusion

Overall, the proposed splitting of the development into two construction phases is considered to have limited additional impact compared to the implementation of the parent permission. Furthermore, the introduction of 3No. rooflights to the approved roof would not be considered to have any adverse impacts on ecology, character/design or neighbour amenity. As such the proposal would satisfy the relevant policies as listed above.

Recommendation:

The determination of this application falls within the scope of Officer delegated powers - YES / NO

I therefore recommend the following:

- 1. REFUSAL
- 2. PERMISSION
- 3. ~~FORWARD TO COMMITTEE~~

This application is CIL liable

YES* NO

(*If yes, complete CIL tab in Uniform)

This application requires a Legal Agreement

YES* NO

Monitoring in Uniform)

(*If yes, complete Development Condition

This application has representations online (which are not on the file)

YES NO

This application has representations on file

YES NO

Case Officer (Initials):TFA.....

Dated:07/08/2024.....

I agree the recommendation:

Team Leader/Head of Development Management/Principal Planner

Dated:

This application has been subject to representations that are contrary to the officer recommendation. The Head of Development Management has considered those representations and concluded that the application can be determined without reference to the Planning Committee in conjunction with existing delegated authority.

Head of Development Management:RDA.....

Dated:09/08/2024.....

REASONS:
CONDITIONS:
INFORMATIVES:
UDP POLICIES:
OTHER POLICIES:

The following table will populate as a quick check by running the template once items have been entered into Uniform

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

INFORMATIVES
