

**Place Division / Development Management**

Web: [www.richmond.gov.uk/planning](http://www.richmond.gov.uk/planning)  
Email: [envprotection@richmond.gov.uk](mailto:envprotection@richmond.gov.uk)  
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Alistair Grills  
Alistair Grills Associates  
4 Chisholm Road  
Richmond  
TW10 6JH  
United Kingdom

Letter Printed 9 August 2024

**FOR DECISION DATED**  
9 August 2024

Dear Sir/Madam

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

**Application:** 24/1513/VRC  
**Your ref:** 31 Stanley Road VRC1  
**Our ref:** DC/TFA/24/1513/VRC/VRC  
**Applicant:** Ken Bici  
**Agent:** Alistair Grills

**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 **14 June 2024** and illustrated by plans for the permission of the Local Planning Authority to vary condition(s) of the Planning Permission for land situated at:

**31 Stanley Road Teddington TW11 8TP**

for

**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**

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

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

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

**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.**

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 24/1513/VRC

## 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

## 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

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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.

## SUMMARY OF CONDITIONS AND INFORMATIVES

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### CONDITIONS

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U0186646	Phasing of Development
U0186669	Landscape Maintenance - Small Schemes
U0186648	Approved Drawings
U0186649	Construction of vehicle turntable
U0186650	Workshop extensions
U0186651	Green / Brown Roof
U0186652	Balconies / Terraces
U0186653	PV Panels
U0186654	New Residential - Noise Control
U0186655	Refuse Arrangements
U0186656	Details - Materials to be approved
U0186657	Cycle parking
U0186658	Construction Management Plan
U0186659	Energy Reduction
U0186660	Water Consumption
U0186661	Parking Permits Restriction - GRAMPIAN
U0186662	Flooding & drainage
U0186663	Non-road mobile machinery
U0186664	Balconies / Terraces
U0186665	Use of roof restricted
U0186666	Permeable paving
U0186667	Refuse storage

U0186668  
U0186647

Building Regulation M4(2)  
Time limit

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**INFORMATIVES**

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U0093558	NPPF APPROVAL - Para. 38-42
U0093559	Composite Informative
IH04A	Lamp standards
IL24	CIL liable
IM13	Street numbering
IH03C	Vehicular Crossover
IL29	Construction Management Statement
IL13	Section 106 agreement

# DETAILED CONDITIONS AND INFORMATIVES

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## DETAILED CONDITIONS

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### **U0186646 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.

### **U0186669 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.

### **U0186648 Approved Drawings**

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

1909/201A, 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.

### **U0186649 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.

### **U0186650 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.

#### **U0186651 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

#### **U0186652 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

#### **U0186653 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

[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

#### **U0186654 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

#### **U0186655 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.

#### **U0186656 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.

### **U0186657     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.

### **U0186658     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](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.

### **U0186659     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.

#### **U0186660 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.

#### **U0186661 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.

#### **U0186662 Flooding & drainage**

The development hereby permitted shall be carried out in accordance with the recommendations of the submitted Desk Study & Basement Impact Assessment by Geotechnical & Environmental Associates Ltd and the submitted SUDS report by Nimbus Engineering Consultants (both dated April 2023) .

Reason: To prevent the risk of flooding to and from the site in accordance with relevant policy requirements including but not limited to London Plan Policy SI 13, its associated Sustainable Design and Construction SPG, the Non-Statutory Technical Standards for Sustainable Drainage Systems and Richmond's Local Plan Policy LP 21 Flood Risk and Sustainable Drainage.

#### **U0186663 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.

#### **U0186664 Balconies / Terraces**

Prior to the occupation of the 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.

#### **U0186665 Use of roof restricted**

The roof of the building shall not be used for any purpose other than as a means of escape in emergency or for maintenance of the building.  
REASON: To safeguard the amenities of the adjoining premises and the area generally.

#### **U0186666 Permeable paving**

The paving of the hard surfaces of the development hereby permitted shall be carried out using permeable materials and shall be permanently retained and maintained as such. REASON: In order to ensure that the development minimises surface run-off.

#### **U0186667 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.

#### **U0186668 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.

#### **U0186647 Time limit**

The development to which this permission relates must be begun no later than the expiration of three years beginning with the date of the original planning permission ref: 23/1154/FUL.

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.

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## DETAILED INFORMATIVES

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### **U0093558 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 considered acceptable as submitted, and a decision was made without delay.

### **U0093559 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.

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

National Planning Policy Framework (NPPF) (2021)

London Plan (2021)

- Policy SD6 - Town centres and high streets
- Policy D1 - London's form, character and capacity for growth
- Policy D3 - Optimising site capacity through design led approach
- Policy D4 - Delivering good design
- Policy D5 - Inclusive Design
- Policy D6 - Housing quality and standards
- Policy D12 - Fire Safety
- Policy D14 - Noise
- Policy H2 - Small Sites
- Policy H4 - Delivering affordable housing
- Policy H10 - Housing size mix
- Policy E1 - Offices
- Policy HC1 - Heritage Conservation
- Policy SI2 - Minimising greenhouse gas emissions
- Policy SI8 - Waste capacity
- Policy SI13 - Sustainable Drainage
- Policy T4 - Assessing and Mitigating transport impacts
- Policy T5 - Cycling
- Policy T6 - Car Parking
- Policy T7 - Deliveries, servicing and construction

Local Plan (2018):

- LP 1 - Local Character and Design Quality
- LP 2 - Building Heights
- LP 3 - Designated Heritage Assets

LP 4 - Non-Designated Heritage Assets  
LP 8 - Amenity and Living Conditions  
LP 10 - Local Environment Impacts, Pollution and Land Contamination  
LP 15 - Biodiversity  
LP 16 - Trees, Woodlands and Landscape  
LP 20 - Climate Change Adaptation  
LP 21 - Flood Risk and Sustainable Drainage  
LP 22 - Sustainable Design and Construction  
LP 24 - Waste Management  
LP 25 - Development in Centres  
LP 34 - New Housing  
LP 35 - Housing Mix and Standards  
LP 36 - Affordable Housing  
LP 39 - Infill, Backland and Backgarden Development  
LP 40 - Employment and Local Economy  
LP 44 - Sustainable Travel Choices  
LP 45 - Parking Standards and Servicing

Supplementary Planning Guidance:

Design Quality SPD (2006)

Planning Obligation Strategy SPD

Residential Development Standards SPD (Incorporating Nationally Described Space Standards) (2010)

Affordable Housing SPD (2014)

Transport SPD (2020)

Strategic Flood Risk Assessment (2020)

Hampton and Teddington Village Planning Guidance SPD (2017)

### **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 5228:2009 - Noise and vibration control on construction and open sites.

Any enquiries for further information should be made to the Commercial Environmental Health Team, 2nd Floor Civic Centre, 44 York Street, Twickenham TW1 3AB.

**IH04A Lamp standards**

The applicant must consult Traffic and Transport, London Borough of Richmond upon Thames, 44 York Street, Twickenham TW1 3BZ about the repositioning of a lamp standard on the highway adjoining the site.

**IL24 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.

**IM13 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](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](mailto:peter.cridland@richmond.gov.uk)).

**IH03C Vehicular Crossover**

The permission hereby granted shall not be construed as authority to carry out works on the publicly maintained highway. The applicant is advised that all such works must be carried out by the Council's own appointed contractor following approval from Highways Management Group, London Borough of Richmond upon Thames, 44 York Street, Twickenham TW1 3BZ or [highwaysandtransport@richmond.gov.uk](mailto:highwaysandtransport@richmond.gov.uk).

Further details and application forms can be obtained from the Civic Centre by telephoning 020 8891 1411 or online [http://www.richmond.gov.uk/dropped\\_kerbs](http://www.richmond.gov.uk/dropped_kerbs). Application forms must be accompanied by a copy of the planning consent to which the application relates and the relevant part of the approved drawing. The cost of these highway works will be charged to the applicant.

**IL29 Construction Management Statement**

The applicants are advised that when drafting the Construction Management Statement, as secured via condition, each 'point' of the condition should form a sub-heading in the Statement. Where a point is not applicable please state this, with justification.

**IL13 Section 106 agreement**

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

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION  
24/1513/VRC

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# **VRC Applications**

## **Making an Appeal – Summary Guidance**

### **Whether to appeal**

If the Local Planning Authority (LPA) turn down your application, you should look carefully at the reasons why they turned it down before you make an appeal. You should speak to the LPA to see if you can sort out the problem - perhaps by changing your proposal. An appeal should only ever be a last resort.

### **Type of appeal:**

Planning Application

### **Appeal time:**

Within six months of the date of the council's decision letter.

### **Who can appeal?**

The applicant or their agent may lodge an appeal.

### **The right of appeal:**

You can appeal against the council's decision:

- If you applied to the Local Planning Authority and they:
  - Refused permission;
  - Gave permission but with conditions you think are inappropriate;
  - Haven't approved the details of a scheme which they or the Secretary of State have already given outline planning permission for or;
  - Have approved the details of a scheme but with conditions you think are inappropriate or unreasonable.
  
- If the LPA rejected a proposal arising from a condition or limitation on a planning permission.
- If the LPA don't decide your application within the time allowed. Normally the time allowed is eight weeks from when they accept your application.
- If the LPA told you they needed more information before they could decide your outline planning application, but you do not want to supply this.

You will make your appeal to the Department for Communities and Local Government of which the Planning Inspectorate is a part. Most are decided by specialist officers in the Planning Inspectorate. Only the person or business applying for consent to display an advertisement may appeal. If the council issues a discontinuance notice, only those on whom the notice is served may appeal.

### **The appeal process:**

Appeals must be made

- Online at [www.planninginspectorate.gov.uk](http://www.planninginspectorate.gov.uk), or
- Initial Appeals, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

It will be expected that all appeal documentation will be submitted electronically.

The process is fully documented on the website of the Planning Inspectorate [www.planninginspectorate.gov.uk](http://www.planninginspectorate.gov.uk), however in summary there are three main types of appeal:

#### **Written procedure:**

Written evidence is considered from the applicant/agent/business and the council. The council will send copies of any letters of objection or support they received when considering your application. Within six weeks of the Inspectorate receiving your appeal forms the council will send a copy of their statement to the Inspectorate. You must make any comment on these within three weeks.

#### **Hearing procedure:**

Hearings allow you and the council to exchange views and discuss your appeal. Before the hearing the council will send a copy of their statement to you and the Inspectorate. You can comment on their statement in writing otherwise the Inspectorate will treat the reasons given in your appeal form as the basis of your case for discussion.

Hearings are usually held in council offices. The Inspector leads the discussion and invites the people involved to put their points across. The Inspector will visit the site unaccompanied before the hearing and will make a further accompanied visit as part of the hearing.

**Inquiry procedure:**

Inquiries are normally for large-scale applications. A public inquiry is a formal procedure in which both parties have legal representation.

**Making your views known on someone else's appeal:**

The LPA will notify anyone who took part in the consultations when you first applied for permission that you are appealing. For appeals decided by hearing or inquiry the LPA will tell interested people when and where this will be and let them know that they can attend. The Inspectorate will also take account of the views of certain groups who have a right to comment, for example, owners of a site, local amenity groups and so on.

**Costs:**

Normally you and the council will pay for your own expenses in an appeal. You can only claim costs when you can show that the council have behaved in an unreasonable way causing unnecessary expense.

**Who to contact?**

The Planning Inspectorate

Website [www.planninginspectorate.gov.uk](http://www.planninginspectorate.gov.uk)

Email [enquiries@pins.gsi.gov.uk](mailto:enquiries@pins.gsi.gov.uk)

Telephone 0303 444 5000

Write to Initial Appeals, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN

London Borough of Richmond upon Thames

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

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

Telephone 020 8891 1411 for advice

Write to The Appeals Officer, Development Control, Civic Centre, 44 York Street, Twickenham TW1 3BZ