

**Place Division / Development Management**

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Mr Nick Sait  
Woodcroft Developments (Kew) Limited  
1 Caversham Road  
Kingston Upon Thames  
Surrey  
KT1 2PU  
UK

Letter Printed 28 August 2024

**FOR DECISION DATED**  
28 August 2024

Dear Sir

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

**Application:** 24/1719/VRC  
**Your ref:** 63 Sandycombe Road  
**Our ref:** DC/SGR/24/1719/VRC/VRC  
**Applicant:** Mr Nick Sait  
**Agent:**

**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 **8 July 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:

**63 Sandycombe Road Richmond TW9 2EP**

for

**(Partial retrospective) Variation of condition U0102202 - Approved Drawings and BD13A - Materials to match existing be app'd, of planning permission 20/3707/FUL to omit annotated reference to materials on plan and amend wording of materials condition to materials in accordance with the submitted details and to remove canopies over doors to the front and rear elevations.**

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 24/1719/VRC

## APPLICANT NAME

Mr Nick Sait  
1 Caversham Road  
Kingston Upon Thames  
Surrey  
KT1 2PU  
UK

## AGENT NAME

## SITE

63 Sandycombe Road Richmond TW9 2EP

## PROPOSAL

(Partial retrospective) Variation of condition U0102202 - Approved Drawings and BD13A - Materials to match existing be app'd, of planning permission 20/3707/FUL to omit annotated reference to materials on plan and amend wording of materials condition to materials in accordance with the submitted details and to remove canopies over doors to the front and rear elevations.

## SUMMARY OF CONDITIONS AND INFORMATIVES

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### CONDITIONS

U0187862	Approved Drawings
U0187863	Materials
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U0187865	Cycle Parking
U0187866	Refuse Arrangements
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U0187873	Fire Safety Strategy

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### INFORMATIVES

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IL13	Section 106 agreement
IM13	Street numbering
IL24	CIL liable

# DETAILED CONDITIONS AND INFORMATIVES

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## DETAILED CONDITIONS

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### **U0187862      Approved Drawings**

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

Drawing: 9314/100 Rev B received on 12 March 2021 (excluding gates)

Drawing: 9314/301 showing Proposed Plans, Elevations and Section dated July 2024

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

### **U0187863      Materials**

The external surfaces of the building(s) (including fenestration) and all areas of hard surfacing, where applicable, shall not be constructed other than in accordance with the material details submitted within this application 24/1719/VRC.

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

### **U0187864      Details of PV Panels**

The PV panels shall not be carried out other than in accordance with the details submitted and approved under application 20/3707/DD01, unless otherwise agreed in writing by the Local Planning Authority. The PV panels shall be installed in accordance with the approved details prior to occupation.

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

### **U0187865      Cycle Parking**

No building/dwelling/part of the development shall be occupied until cycle parking facilities have been provided in accordance with either a) drawing 9314/301 showing Proposed Plans, Elevations and Section dated July 2024 or b) detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show the position, design, materials and finishes thereof. The cycle store shall be retained thereafter.

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

### **U0187866      Refuse Arrangements**

No building/dwelling/part of the residential development shall be occupied until refuse facilities for the residential flat hereby approved have been provided in accordance with either a) drawing 9314/301 showing Proposed Plans, Elevations and Section dated July 2024, or b) detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show the position, design, materials and finishes thereof.

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

### **U0187867      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.

### **U0187868      External Refuse Store**

The external refuse store shall not be constructed other than in accordance with the detailed drawings submitted to and approved by the Local Planning Authority under

application 20/3707/DD01, unless otherwise agreed in writing by the Local Planning Authority.

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

**U0187869 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 the Councils sustainability policies.

**U0187870 Non-road mobile machinery**

During onsite construction of any phase of development, all non-road transportable industrial equipment or vehicles which are fitted with an internal diesel powered compression ignition engine between 37 and 560KW and not intended for transporting goods or passengers on roads are required to meet Stage IIIB of EU Directive 97/68/E and be NRMM registered. Such vehicles must be run on ultra low sulphur diesel (also known as ULSD 'cleaner diesel' or 'green diesel'). "Ultra low sulphur diesel" means fuel meeting the specification within BS EN 590. Where these standards are succeeded, they should be applied when reasonable. Exemptions to these standards may be granted for specialist equipment or for equipment with alternative emission reduction equipment or run on alternative fuels. Such exemptions shall be applied for in writing to the local planning authority in advance of the use of such vehicles, detailing the reasons for the exemption being sought and clearly identifying the subject vehicles. Exemptions that are granted will be in writing and such vehicles must not be used until written exemption has been issued by the local planning authority. No vehicles or plant to which the above emission standards apply shall be on site, at any time, whether in use or not, unless it complies with the above standards, without the prior written consent of the local planning authority.

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

**U0187871 Water Consumption**

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

Reason: In the interests of water efficiency in accordance with the Councils sustainability policies.

**U0187872 Construction Method Statement**

No development shall take place other than in accordance with the Construction Management Statement submitted and approved by the Local Planning Authority under application 20/3707/DD01 unless otherwise agreed in writing by the Local Planning Authority.

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

**U0187873 Fire Safety Strategy**

The development must be carried out in accordance with the provisions of the Fire Safety Strategy prepared by Mark Cook of MC Plan and Site Services Ltd dated 11 March 2021 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

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**DETAILED INFORMATIVES**

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**U0094011 Applicant Informative - Gate**

For the avoidance of doubt, the description of development does not include access gates. The planning permission has been determined on that basis and notwithstanding the notation on the approved drawing, planning permission is not granted as part of this consent for gates to the access.

## **U0094012 Composite Informative**

### **Reason for granting:**

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

### **Principal Policies:**

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

#### London Plan Policies:

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 D6 - Housing quality and standards  
Policy D12 - Fire Safety  
Policy H2 - Small sites  
Policy H4 - Delivering affordable housing  
Policy S12 - Minimising greenhouse gas emissions  
Policy S18 - Waste capacity  
Policy T4 - Assessing and Mitigating transport impacts  
Policy T5 - Cycling  
Policy T6 - Car Parking  
Policy T7 - Deliveries, servicing and construction

#### Local Plan Policies:

LP1, LP8, LP20, LP22, LP23, LP24, LP34, LP35, LP36, LP45

#### Supplementary Planning Guidance:

Affordable Housing  
Design Quality  
House Extension and External Alterations  
Transport  
Refuse and Recycling Storage Requirements  
Residential Development Standards  
Small and Medium Housing Sites  
Sustainable Construction Checklist  
Village Plan - Kew

### **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.

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.

#### **U0094014 NPPF Approval**

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 assessed and deemed to comply with adopted policy and guidance, and a decision was made without delay.

#### **IL13 Section 106 agreement**

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

**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)).

**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.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION  
24/1719/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