

Application reference: 24/0982/DD01
SOUTH RICHMOND WARD

Date application received	Date made valid	Target report date	8 Week date
02.09.2024	02.09.2024	28.10.2024	28.10.2024

Site:

28 Friars Stile Road, Richmond, TW10 6NE,

Proposal:

Details in pursuant of condition U0182551 (Construction Management Plan) of 24/0982/HOT

APPLICANT NAME

Irina Hemmers
28 Friars Stile Road
Richmond
Richmond Upon Thames
TW10 6NE

AGENT NAME

Mr Daniel Adeshile
3B COLLEGE MEWS
ST ANN'S HILL
LONDON
SW18 2SJ

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

Consultations:

Internal/External:

Consultee

LBRUT Transport

Expiry Date

20.09.2024

Neighbours:

-

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

Development Management

Status: REF Application:78/0570
Date:21/08/1978 Formation of vehicular access and hardstanding.

Development Management

Status: GTD Application:80/0133
Date:30/05/1980 Formation of a new vehicular access and hardstanding.

Development Management

Status: GTD Application:80/0133/DD01
Date:31/10/1984 Formation of a new vehicular access and hardstanding. (Detailed drawing application - Condition (a) - Materials). Condition No. (a) of planning permission 80/0133 dated 30.5.80.

Development Management

Status: REF Application:23/3427/HOT
Date:28/02/2024 Demolition of the existing ground-floor rear extension and erection of a new rear extension at ground floor level. Creation of full basement with front lightwell and sunken terrace to rear. Rear dormer and 3x side and rear rooflights. Replacement of windows and slate roof to match existing.

Development Management

Status: GTD Application:24/0982/HOT
Date:04/06/2024 Demolition of the existing ground-floor rear extension and erection of a new rear extension at ground floor level. Creation of full basement with front lightwell and sunken terrace to rear. Rear dormer and 3x side and rear rooflights. Replacement of windows and slate roof to match existing.

Development Management

Status: PCO Application:24/0982/DD01

Date: Details in pursuant of condition U0182551 (Construction Management Plan) of 24/0982/HOT

Development Management

Status: PCO

Application:24/0982/DD02

Date:

Details pursuant to condition U0182552 - SuDS of planning permission 24/0982/HOT

Building Control

Deposit Date: 20.06.2008

Installation of sash windows. Formation of en-suite bathroom

Reference: 08/1273/RG

Building Control

Deposit Date: 02.10.2024

Reference: 24/1273/IN

Application Number	24/0982/DD01
Address	28 Friars Stile Road, Richmond, TW10 6NE
Proposal	Details in pursuant of condition U0182551 (Construction Management Plan) of 24/0982/HOT
Contact Officer	Izabela Moorhouse
Target Determination Date	28/10/2024

1. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

Details in pursuant of condition U0182551 (Construction Management Plan) of 24/0982/HOT.

The comprehensive list of planning history can be found above however the most relevant planning history is as follows:

24/0982/HOT – Demolition of the existing ground-floor rear extension and erection of a new rear extension at ground floor level. Creation of full basement with front lightwell and sunken terrace to rear. Rear dormer and 3x side and rear rooflights. Replacement of windows and slate roof to match existing – **Granted**.

2. EXPLANATION OF OFFICER RECOMMENDATION

The relevant conditions state:

U0134567 Construction Management Plan

No development shall take place, including any works of demolition, until a detailed Construction Management Plan (to include any demolition works) using the Council's proforma document (https://www.richmond.gov.uk/media/22165/construction_management_plan_guidance_notes.pdf) has been submitted to and approved in writing by the Local Planning Authority. The development shall not be implemented other than in accordance with the approved plan.

The Statement shall detail:

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

The following has been submitted:

- Construction Management Plan

The council's transport officer has been consulted on the submitted documentation and notes that the submitted CMP has been prepared using the LBRuT pro-forma document and is well considered. The routing, methods of spoil removal and concrete supply and vehicle numbers and types are acceptable. The drawings are appended to form a standalone document and demonstrate safe access for construction vehicles. The safety of pedestrian and vulnerable users has been addressed. Therefore, no objection is raised to the submitted documentation and the discharge of the condition is recommended.

3. RECOMMENDATION

Discharge condition/s

Upon full assessment of the submitted material supporting the application, taking into account all material considerations, it is considered the requirements of condition U0182551 (Construction Management Plan) have been met.

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
 (*If yes, complete Development Condition Monitoring in Uniform)

This application has representations online (which are not on the file) YES NO

This application has representations on file YES NO

Case Officer (Initials):I.ZM..... Dated:17/10/2024.....

I agree the recommendation:



~~Team Leader/~~Head of Development Management/Principal Planner

Dated: ...17/10/2024.....

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:

Dated: