

Place Division / Development Management

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Mr Steven Pirks
Wimshurst Pelleriti
The Mews
6 Putney Common
London
SW15 1HL

Letter Printed 22 October 2024

FOR DECISION DATED
22 October 2024

Dear Sir/Madam

The Town and Country Planning Act 1990, (as amended)
Decision Notice
THIS APPLICATION IS SUBJECT TO A LEGAL AGREEMENT

Application: 24/1707/VRC
Your ref: PRIESTS BRIDGE - VARIATION OF...
Our ref: DC/VAA/24/1707/VRC/VRC
Applicant: Mr Tom Wimshurst
Agent: Mr Steven Pirks

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 **5 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:

26 - 28 Priests Bridge East Sheen London SW14 8TA

for

Variation of condition U0178126 - Approved Drawings, of planning permission 23/3383/VRC - new corridor link on ground floor to connect to commercial units, change to footprint of the front commercial units, separate access and amenity space to 1st floor commercial unit to rear, minor footprint reduction at rear commercial unit to increase outdoor/amenity space, minor variations to fenestration, reduction of one parking space.

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 24/1707/VRC

APPLICANT NAME

Mr Tom Wimshurst
Wimshurst Pelleriti
The Mews, 6 Putney Common,
Putney
SW15 1HL
United Kingdom

AGENT NAME

Mr Steven Pirks
The Mews
6 Putney Common
London
SW15 1HL

SITE

26 - 28 Priests Bridge East Sheen London SW14 8TA

PROPOSAL

Variation of condition U0178126 - Approved Drawings, of planning permission 23/3383/VRC - new corridor link on ground floor to connect to commercial units, change to footprint of the front commercial units, separate access and amenity space to 1st floor commercial unit to rear, minor footprint reduction at rear commercial unit to increase outdoor/amenity space, minor variations to fenestration, reduction of one parking space.

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DETAILED CONDITIONS AND INFORMATIVES

DETAILED CONDITIONS

U0191183 Time Limit

The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this of the original planning permission 22/2360/FUL on the 08.08.2023

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.

U0191184 Approved Drawings

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

Pre-Existing:

WP-0663-A-0001-P-X-EX Rev P1 (Site Location Plan Existing)
WP-0663-A-0002-P-X-EX Rev P1 (Site Plan Existing)
WP-0663-A-0012-P-L0-EX Rev P1 (Ground Floor Plan Existing)
WP-0663-A-0013-P-L0-EX Rev P1 (First Floor Plan Existing)
WP-0663-A-0021-E-SW-EX Rev P1 (South West Elevation Existing)
WP-0663-A-0022-E-NE-SE-EX Rev P1 (North East South East Elevation Existing)
WP-0663-A-0023-E-NW-EX Rev P1 (North West Elevation Existing)
WP-0663-A-0031-S-BB-CC-EX Rev P1 (Section BB Section CC Existing)

(Received 28.07.22).

and the proposed plans as varied by this permisison:

WP-0663-A-0091-P-X Rev P4 (Site Location Plan Proposed)
WP-0663-A-0092-P-X Rev P4 (Site Plan Proposed)
WP-0663-A-0103-P-L1 Rev P6 (First Floor Plan Proposed)
WP-0663-A-0104-P-L2 Rev P5 (Second Plan Proposed)
WP-0663-A-0106-P-RF Rev P5 (Roof Plan Proposed)
WP-0663-A-0202-E-R-NE-SE REV P7 (South East Elevation North East Elevation Proposed Rear Building)
WP-0663-A-0203-E-R-NW-SW Rev P5 W (North West Elevation South West Elevation Proposed Rear Building)
WP-0663-A-0301-S-AA-BB Rev P6 (Section AA, Section BB Proposed)
WP-0663-A-0302-S-CC-DD Rev P6 (Section CC, Section DD Proposed)

(Received 05.07.2024)

WP-0663-A-0201-E-F-SW-NE-Rev P4 (South west north east elevation)

(Received 18.10.2024)

WP-0663-A-0102-P-L0 Rev P7 (Ground Floor Plan Proposed)

(Received 21.10.2024)

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

U0191185 Construction materials

The external surfaces of the buildings (including fenestration, privacy screens, masonry and brickwork, bonding pattern) shall not be constructed other than in materials

details/samples of which shall be submitted to and approved in writing by the Local Planning Authority.

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

U0191186 Construction details

The development shall not be carried out other than in accordance with detailed drawings to a scale of not less than 1:20 which shall be submitted to and approved in writing by the Local Planning Authority, such details to show fenestration, window and door recesses, typical balcony.

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

U0191187 Parking Layout

The car parking layout (6no. car parking bays) as shown on drawing no. WP-0663-A-0102-P-L0_Rev P7 (Ground Floor Plan Proposed) shall be implemented in full prior to first occupation of any of the residential/commercial properties hereby approved and shall not be used for any purpose other than for the parking of private motor vehicles used by residential/commercial occupiers or visitors to the development as described. 6 (six) of the parking spaces shall be allocated to the six 2-bedroom flats.

REASON: To ensure the development does not have an adverse impact on local traffic and parking conditions.

U0191188 Delivery, Servicing and operational wast

Prior to the occupation of the development, a Delivery, Servicing and operational waste and recycling strategy shall be submitted to and agreed in writing by the Local Planning Authority. The scheme approved by the local planning authority shall be implemented at all times in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure a safe and convenient form of development with limited impact on local roads and to safeguard the amenities of nearby occupiers and the area generally and to ensure adequate refuse storage is provided on site and can be readily collected, to accord with the Refuse and Recyclables in Development SPD.

U0191189 External illumination

Any external illumination of the premises shall not be carried out except in accordance with details giving the method and intensity of any such external illumination which shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To protect/safeguard the amenities of the locality.

U0191190 BREEAM for Non-Housing~

The development hereby approved shall achieve BREEAM Rating Excellent; in accordance with the terms of the application & the requirements of the BREEAM Guide (or such national measure of sustainability for design that replaces that scheme).

REASON: In the interests of promoting sustainable forms of developments and to meet the terms of the application.

U0191191 Fire Safety

The development must be carried out in accordance with the provisions of the Fire Safety Strategy by HornerSalus for 26-28 Priest bridge Road, 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.

U0191192 Construction Management Plan

The development shall be undertaken with the Construction Management Plan documentation approved under ref 19/0391/DD01 granted 16.11.2022 in connection with 19/0391/FUL, which remains extant as a material start has been made, which approved the following documents:

Site Logistics Plan - WP-0663-A-0095-P-rev A
Site Logistics Construction Phase WP-0663-A-0096-P-Rev A
Constuction Method statement by Wimhurst Pelleriti dated 27.10.22 rev 01

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.

U0191193 Cycle parking

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

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

U0191194 Refuse arrangements

Full details of the arrangements for the storage and disposal of refuse/waste shall be approved shall be provided prior to occupation of the relevant part of the development and be so maintained.

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

U0191195 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.

U0191196 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, using the fittings approach.

Reason: In the interests of water efficiency in accordance with Policy LP22 of the Local Plan (2018) and SI5 of the London Plan (2021).

U0191197 Energy Reduction

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

REASON: In the interests of energy conservation.

U0191198 Hard and Soft Landscaping

A) Prior to the commencement of the development above ground floor slab level, full details of hard and soft landscaping works 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 including demarcation of the pedestrian route on the shared surface; hard surfacing materials; minor artifacts and structures (e.g. furniture, refuse or other storage units, signs, lighting etc); and 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 landscaping works shall be carried out in accordance with the approved details and in any event prior to the occupation of any part 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.

U0191199 Residential Dwellings - Noise Protection

Prior to the occupation of the residential dwellings hereby approved, an updated Acoustic Report shall be submitted to and approved in writing by the LPA, to include the following details:

a. Specification details for the building façade, glazing and ventilation elements of the residential development to demonstrate that they achieve the following sound attenuation requirements.

Internal Ambient Noise Levels for Dwellings

Situation	Location	07:00 - 23:00 hrs.	23:00 - 07:00 hrs.
Resting	Living room	35 dB LAeq, 16 hour	-
Dining	Dining room/area	40 dB LAeq, 16 hour	-
Sleeping (daytime resting)	Bedroom	35 dB LAeq, 16 hour	30 dB LAeq, 8 hour
Sleeping	Bedroom	-	45 dB LAMax (several times in any one hour)

The development shall not be implemented other than in accordance with the approved details.

REASON: In order to safeguard the amenities of neighbouring residents.

U0191200 Mechanical services noise Control

a) Before any mechanical services plant including heating, ventilation and air conditioning (HVAC) and kitchen extraction plant to which the application refers is used at the premises, a scheme shall be submitted to and approved in writing by the local planning authority which demonstrates that the following noise design requirements can be complied with. The plant shall not be implemented or operated other than in accordance with the approved details.

b) The cumulative measured or calculated rating level of noise emitted from the mechanical services plant including heating, ventilation and air conditioning (HVAC) and kitchen extraction plant to which the application refers, shall be 5dB(A) below the existing background noise level, at all times that the mechanical system etc operates. The measured or calculated noise levels shall be determined at the boundary of the nearest ground floor noise sensitive premises or 1 meter from the facade of the nearest first floor (or higher) noise sensitive premises, and in accordance to the latest British Standard 4142; An alternative position for assessment /measurement may be used to allow ease of access, this must be shown on a map and noise propagation calculations detailed to show how the design criteria is achieved.

c) The plant shall be isolated so as to ensure that vibration amplitudes which causes re-radiated noise not to exceed the limits detailed in table 4 detailed in section 7.7.2 of BS8233:2014 Guidance on sound insulation and noise reduction for buildings "

d) A commissioning acoustic test and report shall be undertaken within 2 weeks of mechanical services commissioning, in order to demonstrate that condition 1(a&c)above has been achieved. The results of the test shall be submitted to and approved in writing by the LPA.

REASON: To protect the amenity of occupiers of nearby properties from noise or vibration disturbance in accordance with the requirements of policies LP8 and LP10 of the Local Plan

U0191201 Parking Permits Restriction - GRAMPIAN

Prior to first occupation of the development, a scheme shall be agreed in writing with the local planning authority and be put in place to ensure that, with the exception of disabled persons, no residential occupier of the nine flats within the proposed development shall obtain a residential parking permit within any controlled parking zone which may be in force in the area at any time and that no more than a total of 5 (five) business car-parking permits shall be issued to any of the tenants of the Class E uses hereby approved.

REASON: To accord with the terms of the application and 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.

U0191202 Hours of Use

None of the Class E uses hereby approved shall operate outside of the following times:

A. Mon-Sat inclusive - before 06:30am; and after 23:00pm;

B. Sunday - before 07:30am; and after 22:30pm;

and any visitors/customers shall not be present on the premises outside of these times. A notice to this effect shall be displayed at all times on the premises so as to be visible from outside.

REASON: To ensure that the proposed development does not prejudice the amenities of nearby occupiers, or the area generally.

U0191203 Green/Sedum roof

Prior to commencement of development above ground floor slab level, details of proposed green/brown roofs, shall be submitted to and approved by the Local Planning Authority. The green/brown roofs shall be implemented prior to occupation of any part of the development, in accordance with the approved specifications and maintenance schedule and maintained permanently thereafter, unless otherwise approved, in writing, by the Local Planning Authority. There should be a minimum of 150m² of green roof. The submission must provide/comprise the following information:

- a) Details on materials used in the design, construction and installation of the green/brown roof based on the Green Roof Code and the use of biodiversity based extensive/semi-intensive soils;
- b) details on substrate and plants used in the green roof, based on a commercial brick-based aggregate or equivalent with a varied substrate depth of minimum 150mm planted with 50% locally native herbs/wildflowers in addition to a variety of sedum species;
- c) details on additional features to the proposed green/brown roof, such as areas of bare shingle, areas of sand for burrowing invertebrates, individual logs or log piles; and
- d) an ecological management and maintenance plan including landscape features and a cross section of the green roof.

REASON: To ensure the biodiversity benefits and ecological benefits of the development are delivered and maintained.

U0191204 Green walls

Prior to commencement of the relevant works, full details and a maintenance programme for the green walls as proposed as climber plants on wires shall be provided. The green walls shall be implemented prior to first occupation of the residential.

REASON: To ensure the biodiversity benefits and ecological benefits of the development are delivered and maintained.

U0191205 Ecology

Unless otherwise agreed in writing by the LPA, the development hereby approved shall not be implemented other than in accordance with the recommendations of the PEA by Darwin Ecology dated November 2019 Overview Revision July 2022

REASON: To preserve the ecological value of the site hereby approved

U0191206 No windows

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order), no windows other than those shown on the approved plans shall be installed in the first-floor flank or rear walls of the rear building hereby permitted.

REASON: To safeguard the amenities of adjoining occupiers.

U0191207 Privacy Screens

Prior to first use of the balconies, the details of the privacy screening to a minimum height of 1.7m above FFL to be incorporated shall be submitted to and approved in writing by the Local Planning authority. The details shall include screening to:

- a. the southern edge of the balcony to units 3
- b. the northern and partial eastern edge of the balcony to unit 2
- c. the northern and southern edge of the balcony to unit 6
- d. the balconies to units 8 and 9

The privacy screening shall be installed prior to first use of the balconies in accordance with the approved details and thereafter retained.

Prior to the Class E occupation of the first floor of the rear building, details of the privacy screening to the first floor windows and balcony on the eastern elevation shall be submitted to and approved in writing by the Local Planning authority. The privacy screening shall be installed prior to occupation of the first floor of the rear building in accordance with the approved details and thereafter retained.

REASON: To safeguard the amenities of the adjoining occupiers.

U0191208 Details of boundary treatment

Prior to the commencement of development above ground floor slab level, details of proposed boundary treatments, to include a plan indicating the positions, design, materials and type of boundary treatment to be erected and any necessary tree protection measures to be taken into consideration shall be submitted to and approved in writing by the Local Planning Authority. The approved boundary treatment shall be carried out prior to occupation of any part of the development and retained as such.

REASON: To safeguard the visual amenities of the locality and the privacy/amenities of the adjoining properties.

U0191209 Highways works and footway reinstatement

The development hereby approved shall not be occupied until the works as indicated on plan WP-06630-A-0102-P-LO P7 including reinstatement of the footway, have been completed to the reasonable satisfaction of the local planning authority.

REASON: In the interest of highway safety, to ensure that the access to the development site from the highway is safe

U0191210 Phasing of residential occupation

No residential units approved as part of this application shall be occupied until the Class E units hereby approved are structurally completed and ready for occupation.

REASON: In order to safeguard the employment re-provision and accord with the London Plan and Local Plan policies relating to economy

U0191211 No further balconies

Other than the areas identified as roof terraces / balconies on approved plans WP-0663-A-0103-P-L1_REV P6 (First Floor Plan Proposed) and WP-0663-A-0104-P-L2 Second Floor Plan P5, the roof areas of the buildings hereby permitted shall not be used as a balcony, roof terrace, roof garden or similar amenity area.

REASON: To safeguard the amenities of the adjoining occupiers.

U0191212 Environment Agency Condition 1

The development must maintain a 1.5m offset between any built development, including piled foundations, and the open main river channel of the Beverley Brook as set out in drawing number WP-0663-A-0102-P-L0 by Wimshurst Pelleriti (revision P3; dated May 2023) as approved under 22/2360/FUL. The development must also maintain a 1.5m structural exclusion zone between any built development, including piled foundations, and the White Hart Lane main river culvert, as set out in drawing number WP-0663-A0102-PL0 by Wimshurst Pelleriti (revision P4; dated 12.06.2023) and drawing number WP-0663-A-0301-S-AA-BB by Wimshurst Pelleriti (revision P4; dated 12.06.2023) as approved 22/2360/FUL. Due to the constraints of the site we are satisfied that part of the structural exclusion zone to the culvert will be used for cycle and bin storage.

Reason

To protect the structural integrity of the main rivers and ensure access for maintenance, improvement and emergency works is not restricted. To ensure flood risk is not increased elsewhere in line with Policy LP 21 Flood Risk and Sustainable Drainage of the Richmond Local Plan (2018) and Paragraph 159 of the National Planning Policy Framework (NPPF) (2021).

U0191213 Environment Agency - Condition 2

Prior to the commencement of development above ground-floor slab level, a landscape and ecological management plan, including long-term design objectives, management responsibilities and maintenance schedules for the river corridor has been submitted to, and approved in writing by, the local planning authority in consultation with the Environment Agency.

The scheme shall include the following elements:

- o details of river corridor biodiversity enhancements on site, including the following:
 - o 1.5m buffer zone along the open main river corridor planted with native species suited to the shaded conditions
 - o Baskets to provide organic materials for vegetation to grow secured to the vertical concrete walls of the main river channel, including how they will be secured to the wall, the number of baskets to be installed, the size of the baskets and the native species they will be planted with
 - o details of maintenance regimes
 - o details of management responsibilities

The landscape and ecological management plan shall be carried out as approved and the river corridor biodiversity enhancements shall be in place prior to occupation of the development. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development. Any subsequent variations shall be agreed in writing by the local planning authority in consultation with the Environment Agency.

Reason

To ensure the protection of wildlife and supporting habitat. Also, to secure opportunities for enhancing the site's nature conservation value in line with national planning policy and adopted policy LP 15 Biodiversity and LP 18 River Corridors of the Richmond Upon Thames Local Plan (2018).

U0191214 Environment - Condition 3

This development shall not be undertaken other than in accordance with the details approved under ref: 22/2360/DD01 and the remediation completion and preliminary validation report by Subdara Geotechnical and Environmental consultants under ref: In22769 CL 010 July 2024. Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

Reason

To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution in line with paragraph 174 of the National Planning Policy Framework.

U0191215 Environment Agency - Condition 4

Prior to any part of the permitted development being occupied, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason

To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 174 of the National Planning Policy Framework.

U0191216 Environment Agency - Condition 5

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason

To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in line with paragraph 174 of the National Planning Policy Framework.

U0191217 Environment Agency - Condition 6

No infiltration of surface water drainage into the ground is permitted other than with the written consent of the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason

To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 174 of the National Planning Policy Framework.

U0191218 Environment Agency - Condition 7

This development shall not be undertaken other than in accordance with the details approved under ref: 22/2360/DD02 granted, 23.04.2024, which approved the Environmental Piling Risk - Report IN22769 CL 007 February 2021 by Subdara (Received 28.02.2024).

Reason

To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 174 of the National Planning Policy Framework.

U0191219 Sustainable Drainage

The development hereby permitted shall be undertaken in accordance with the surface water strategy approved under ref: 22/2360/DD03 granted 26.06.24, which approved the following documents:

SuD's report by Webb Yates Engineers - J4865-C-RP-0001-00-S\$
Below Ground Drainage Layout - J4865-C-DR-0001_02_S4
Below Ground Drainage details sheet 1 J4865-C-DE-0400-00-S4
Below Ground Drainage details sheet 2 J4865-C-DE-0401-00-S4
Below Ground Drainage details sheet 3 J4865-C-DE-0402-00-S4
Below Ground Drainage details sheet 4 J4865-C-DE-0403-00-S4 (Received 30.05.2024).

The scheme shall be implemented and retained as approved.

REASON: In the interest of sustainable construction, to avoid excessive surface water runoff and to ensure that the surface water drainage system does not pollute the ground water below the site.

U0191220 Flooding

The development permitted by this planning permission shall be carried out in accordance with the principals established in the Flood Risk Assessment (FRA) by Wimhurst Pelleretti June 2022 Rev P1 and the following mitigation measures detailed within the FRA:

- a) There shall be no habitable accommodation on the ground floor level.
- b) Finished floor levels shall be set no lower than 4.065m AOD.
- c) The flood resilient and resistance measures outlined shall be fully implemented.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

REASON: To reduce the risk of flooding to the proposed development and future occupants and to reduce the effects of flooding to the proposed development and future occupants.

U0191221 EV charging

Prior to first occupation of any part of the development approved, one of the car parking spaces shall be fitted with active charging facilities and the remaining 5 car parking spaces shall be fitted with passive charging facilities in accordance with the manufacturers specifications and maintenance schedule and maintained permanently thereafter, unless otherwise approved in writing by the Local Planning Authority.

REASON: To encourage the uptake of electrical vehicles and accord with the requirements of the London Plan.

DETAILED INFORMATIVES

U0095058 Biodiversity Gain Plan No Pre-Approval

Approval of a Biodiversity Gain Plan will not be required before development commences

Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition ('biodiversity gain condition') that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be the London Borough of Richmond upon Thames.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements in the list below is/are considered to apply.

Statutory exemptions and transitional arrangements in respect of the biodiversity gain condition.

1. The application for planning permission was made before 12 February 2024.
2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.
3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and
 - (i) the original planning permission to which the section 73 planning permission relates* was granted before 12 February 2024; or
 - (ii) the application for the original planning permission* to which the section 73 planning permission relates was made before 12 February 2024.
4. The permission which has been granted is for development which is exempt being:
 - 4.1 Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:
 - (i) the application for planning permission was made before 2 April 2024;
 - (ii) planning permission is granted which has effect before 2 April 2024; or
 - (iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).
 - 4.2 Development below the de minimis threshold, meaning development which:
 - (i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
 - (ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).
 - 4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.
 - 4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).
 - 4.5 Self and Custom Build Development, meaning development which:
 - (i) consists of no more than 9 dwellings;
 - (ii) is carried out on a site which has an area no larger than 0.5 hectares; and
 - (iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).
 - 4.6 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.

* 'original planning permission means the permission to which the section 73 planning permission relates' means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

The effect of section 73D of the Town and Country Planning Act 1990

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission ('the earlier Biodiversity Gain Plan') there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

- (i) do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- (ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

U0095059 NPPF APPROVAL - Para. 38-42

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

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

In this instance:

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

U0095061 Network Coordination

Any works/events carried out either by, or at the behest of, the developer, whether they are located on, or affecting a prospectively maintainable highway, as defined under section 87 of the New Roads and Street Works Act 1991, or on or affecting the public highway, shall be co-ordinated under the requirements of the New Roads and Street

Works Act 1991 and the Traffic Management Act 2004 and licensed accordingly to secure expeditious movement of traffic by minimising disruption to users of the highway network in the Borough.

Any such works/events commissioned by the developer and particularly those involving the connection of any utility to the site, shall be co-ordinated by them in liaison with the London Borough of Richmond upon Thames, Network Management section, (telephone 020 8891 7084 or 020 8831 6033). This must take place at least three months in advance of the works and in particular to ensure that statutory undertaker connections/supplies to the site are co-ordinated to take place wherever possible at the same time.

The above is intended to minimise disruption to road users, be they pedestrians or vehicular traffic, under the requirements of the New Roads and Street Works Act 1991 and the Traffic Management Act 2004 and in order to satisfy the licensing requirements of the Highways Act 1980.

U0095062 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:-

Local Character and Design Quality LP1, LP39

Impact on Amenity and Living Conditions LP8

Impact on Flood Risk and Sustainable Drainage LP21

Sustainable Design and Construction LP20, LP22, LP23

Waste Management LP24

Development in Centres/Employment LP25, LP26, LP40

Infill development LP39

New Housing, Mix, Standards and Affordable Housing LP34, LP35, LP36

Sustainable Travel Choices LP44

Parking Standards and Servicing LP45

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 BS 5228-1:2009+A1:2014 - Noise and vibration control on construction and open sites.

Any enquiries for further information should be made to the Noise & Nuisance Team, Regulatory Services Partnership NoiseandNuisance@merton.gov.uk.

U0095068 Street numbering

If you wish to name or number a new development, sub-divide an existing property, or change the name or number(s) of an existing property or development, you will need to apply to the London Borough of Richmond Upon Thames. Further details of this process, fees, and the necessary information and forms that need to be submitted can be found on the Council's website

http://www.richmond.gov.uk/street_numbering_and_naming. Alternately you may contact Peter Cridland, Address Management Manager (020 8891 7889 peter.cridland@richmond.gov.uk).

U0095064 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.

U0095065 Section 278 and Vehicular Crossover

The applicant is advised of the need to enter into an agreement under S278 of the Highways Act 1980 to construct the proposed vehicular crossover access and restore the current vehicular egress to that of footway dimensions.

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.

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 . 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.

U0095066 Advertisements

The applicant is advised of the need to obtain separate consent under the Town & Country Planning (Control of Advertisements) Regulations 1992 for any advertisements requiring express consent which it is to display on these premises.

U0095067 Env Permitting

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- o on or within 8 metres of a main river (16 metres if tidal)
- o on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- o on or within 16 metres of a sea defence
- o involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- o in the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission

For further guidance please visit <https://www.gov.uk/guidance/flood-riskactivitiesenvironmental-permits> or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environmentagency.gov.uk.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and are advised to consult with the Environment Agency at the earliest opportunity.

U0095063 Building regulations required

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).

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION
24/1707/VRC

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, or
- Initial Appeals, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

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

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

Written procedure:

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

Hearing procedure:

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

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

Inquiry procedure:

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

Making your views known on someone else's appeal:

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

Costs:

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

Who to contact?

The Planning Inspectorate

Website www.planninginspectorate.gov.uk

Email enquiries@pins.gsi.gov.uk

Telephone 0303 444 5000

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

London Borough of Richmond upon Thames

Website www.richmond.gov.uk/planning

Email planningappeals@richmond.gov.uk

Telephone 020 8891 1411 for advice

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