



Application reference: 23/1623/DD01
SOUTH RICHMOND WARD

Date application received	Date made valid	Target report date	8 Week date
18.09.2024	20.09.2024	15.11.2024	15.11.2024

Site:

21 - 23 Queens Road, Richmond, ,

Proposal:

Details pursuant to condition 3 (Construction Management Plan) of planning permission 23/1623/FUL(Allowed at appeal ref: APP/L5810/W/23/3333651)

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

APPLICANT NAME

Mr Anil Bangar
 16 Onslow Road
 Richmond
 Surrey
 TW10 6QF
 United Kingdom

AGENT NAME

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

Consultations:

Internal/External:

Consultee
 LBRUT Transport

Expiry Date
 04.10.2024

Neighbours:

-

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

Development Management

Status: REF
 Date:02/08/2023

Application:23/1623/FUL
 Change of use from student accommodation to C3 residential use, side extension, erection of a part width rear extension to the lower and upper ground floor) and the creation of vehicular access to No. 23 Queens Road with alterations and improvements to the front boundary walls and landscaping of both no. 23 and no.21 Queens Road.Road.

Development Management

Status: PCO
 Date:

Application:23/1623/DD02
 Details pursuant to condition 4 (Arboricultural Method Statement and Tree Constraints Plan) of planning permission 23/1623/FUL(Allowed at appeal ref: APP/L5810/W/23/3333651)

Development Management

Status: PCO

Application:23/1623/DD01

Date: Details pursuant to condition 3 (Construction Management Plan) of planning permission 23/1623/FUL(Allowed at appeal ref: APP/L5810/W/23/3333651)

Development Management

Status: GTD Application:00/T0514
Date:11/04/2000 Ash - Fell

Development Management

Status: RNO Application:22/T0046/TCA
Date:24/02/2022 Apple - (T1) - fell to ground level - extensive Inonotus in main scaffold limb Apple - (T2) - fell to ground level - extensive large diameter deadwood throughout canopy. Tree in terminal decline

Development Management

Status: WDN Application:22/0386/FUL
Date:26/09/2022 Change of use from student accommodation to C3 residential use and associated cycle store.

Development Management

Status: GTD Application:22/3233/FUL
Date:24/04/2023 Change of use from student accommodation to C3 residential use, side extension, erection of a part width rear extension to the lower and upper ground floor.

Development Management

Status: REF Application:23/1623/FUL
Date:02/08/2023 Change of use from student accommodation to C3 residential use, side extension, erection of a part width rear extension to the lower and upper ground floor) and the creation of vehicular access to No. 23 Queens Road with alterations and improvements to the front boundary walls and landscaping of both no. 23 and no.21 Queens Road.Road.

Development Management

Status: PCO Application:23/1623/DD02
Date: Details pursuant to condition 4 (Arboricultural Method Statement and Tree Constraints Plan) of planning permission 23/1623/FUL(Allowed at appeal ref: APP/L5810/W/23/3333651)

Development Management

Status: PCO Application:23/1623/DD01
Date: Details pursuant to condition 3 (Construction Management Plan) of planning permission 23/1623/FUL(Allowed at appeal ref: APP/L5810/W/23/3333651)

Development Management

Status: REC Application:24/2771/HOT
Date: The proposals are to install a spiral wine store within the lower ground floor

Appeal

Validation Date: 21.03.2024 Change of use from student accommodation to C3 residential use, side extension, erection of a part width rear extension to the lower and upper ground floor) and the creation of vehicular access to No. 23 Queens Road with alterations and improvements to the front boundary walls and landscaping of both no. 23 and no.21 Queens Road.Road.

Reference: 24/0039/AP/REF **Appeal Allowed**

Appeal

Validation Date: 21.03.2024 Change of use from student accommodation to C3 residential use, side extension, erection of a part width rear extension to the lower and upper ground floor) and the creation of vehicular access to No. 23 Queens Road with alterations and improvements to the front boundary walls and landscaping of both no. 23 and no.21 Queens Road.Road.

Reference: 24/0039/AP/REF **Appeal Allowed**

Building Control

Deposit Date: 19.08.1991 Installation of Wc Bath/Basin & Drainage

Reference: 91/0897/FP

Building Control

Deposit Date: 10.01.1994 Provision of cooking & washing facilities & internal fireproofing for bedsits

Reference: 94/0041/BN

Building Control

Deposit Date: 07.06.1996 Re-roofing

Reference: 96/0725/BN

Building Control

Deposit Date: 23.11.2007 Installed a Gas Boiler Installed a Gas Boiler Installed a Gas Boiler

Reference: 08/COR01200/CORGI

Building Control

Deposit Date: 18.10.2024 Change of use from student accommodation to C3 residential use, side extension, erection of part width rear extension to the lower and upper ground floor and the creation of vehicular access to 23 Queens Road with alterations and improvements to the front boundary walls and landscaping

Reference: 24/1350/IN

Application Number	23/1623/DD01
Address	21 - 23 Queens Road Richmond
Proposal	Details pursuant to condition 3 (Construction Management Plan) of planning permission 23/1623/FUL(Allowed at appeal ref: APP/L5810/W/23/3333651)
Contact Officer	Jack Davies
Target Determination Date	15/11/2024

1. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposal site at no 23 to which the proposals relate is a four-storey, detached building, located on the western side of Queens Road. The site is located within St Matthias Conservation Area and is locally designated as Building of Townscape Merit (BTM). Flooding designations at the site include being within Floodzone 1, a Critical Drainage Area and is in a Throughflow Catchment Zone.

The host site, is subject to recently approved development (Council ref: 23/1623/FUL) for: *Change of use from student accommodation to C3 residential use, side extension, erection of a part width rear extension to the lower and upper ground floor) and the creation of vehicular access to No. 23 Queens Road with alterations and improvements to the front boundary walls and landscaping of both no. 23 and no.21 Queens Road.Road.*

This request for compliance with conditions relates to **condition 3 (Construction Management Plan)** shown below.

U0175397 - Construction Method Statement

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.

2. EXPLANATION OF OFFICER RECOMMENDATION

The Councils Transport Officer has been consulted on this application and notes:

- The submitted CMP has been prepared using the LBRuT pro-forma document and is well considered
- The routing is acceptable
- The methods of spoil removal and concrete supply are acceptable
- The vehicle numbers and types are acceptable
- The drawings are appended to form a standalone document, and demonstrate safe access for construction vehicles - although this is dependent on the application for a temporary vehicle crossover
- The safety of pedestrian and vulnerable users has been addressed

3. RECOMMENDATION

Upon full assessment of the submitted material supporting the application, taking into account all material considerations, it is considered the requirements of **condition 3 (Construction Management Plan)**, of application ref: 23/1623/FUL have been met.

Discharge conditions

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): DAV

Dated: 06/11/2024

I agree the recommendation:



Principal Planner.....

Dated: ...06/11/2024.....