

Place Division / Development Management

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Connor Hall
DWD
69 Carter Lane
London
EC4V 5EQ
United Kingdom

Letter Printed 27 November 2024

FOR DECISION DATED
27 November 2024

Dear Sir/Madam

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

Application: 24/2445/LBC
Your ref: Kneller Hall - External/Under...
Our ref: DC/EMC/24/2445/LBC/LBC
Applicant: -
Agent: Connor Hall

WHEREAS in accordance with the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990, and any Orders or Regulations thereunder, you have made an application received on **27 September 2024** and illustrated by plans for Listed Building Consent for works at:

Kneller Hall Royal Military School Of Music Kneller Road Twickenham TW2 7DU

for

Works to Band Practice Hall comprising repair works to cracking to external walls; underpinning works; localised repair works to slate roof; and internally removal of the internal back wall, introduction of new structural truss and structural tie, and raising the existing ties by 800mm.

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 and regulations made thereunder that consent 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 24/2445/LBC

APPLICANT NAME

-
5th Floor South
14-16 Waterloo Place
London
SW1Y 4AR

AGENT NAME

Connor Hall
69 Carter Lane
London
EC4V 5EQ
United Kingdom

SITE

Kneller Hall Royal Military School Of Music Kneller Road Twickenham TW2 7DU

PROPOSAL

Works to Band Practice Hall comprising repair works to cracking to external walls; underpinning works; localised repair works to slate roof; and internally removal of the internal back wall, introduction of new structural truss and structural tie, and raising the existing ties by 800mm.

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

U0193458	Fire Safety Strategy
U0193460	Decision Drawings
U0193459	Stabilisation of School Hall Building

INFORMATIVES

U0095821	Informative
U0095823	Composite Informative
U0095822	NPPF Approval para 38-42

DETAILED CONDITIONS AND INFORMATIVES

DETAILED CONDITIONS

U0193458 Fire Safety Strategy

The development must be carried out in accordance with the provisions of the Fire Safety Reasonable Exception Statement by DWD Planning dated September 2024 and retained as such thereafter.

REASON: To ensure that the development incorporates the necessary fire safety measures in accordance with the Mayor's London Plan Policy D12

U0193460 Decision Drawings

The development hereby permitted shall not be carried out other than wholly in accordance with Drawing Nos.

ELEVATIONS - EXISTING 001506-ADP-02-XX-DR-A-1200-REV S2 P527 Sep 2024

ELEVATIONS PROPOSED 001506-ADP-02-XX-DR-A-1251-REV S2 P12 27

Sep 2024

EXISTING BUILDING SECTIONS KNE-AKSW-02-ZZ-DR-S-4101 REV P06 27

Sep 2024

GROUND FLOOR - EXISTING 001506-ADP-02-00-DR-A-0900-REV S2 P5 27

Sep 2024

LEVEL 00 - DEMOLISHED 001506-ADP-02-00-DR-A-0955.-REV S2 P127 Sep 2024

LEVEL 00 - PROPOSED 001506-ADP-02-00-DR-A-0975-REV S2 P1 27 Sep 2024

MEZZ - DEMOLISHED 001506-ADP-02-01-DR-A-0956-REV S2 P1 27 Sep 2024

MEZZ - PROPOSED 001506-ADP-02-01-DR-A-0976- REV S2 P127 Sep 2024

ROOF PLAN - EXISTING 001506-ADP-02-R1-DR-A-0905-REV S2 P527 Sep 2024

ROOF PLAN - PROPOSED 001506-ADP-02-R1-DR-A-0978-REV S2 P127 Sep 2024

ROOF PLAN DEMOLISHED 001506-ADP-02-R1-DR-A-0957-REV S2 P127 Sep 2024

ROOF PLANS KNE-AKSW-02-R1-DR-S-3051 REV P05 27 Sep 2024

SECTIONS - DEMOLISHED 001506-ADP-02-XX-DR-A-1325-REV S2 P127 Sep 2024

SECTIONS - EXISTING 001506-ADP-02-XX-DR-A-1300-REV S2 P527 Sep 2024

SECTIONS - PROPOSED 001506-ADP-02-XX-DR-A-1352-REV S2 P127 Sep 2024

SITE LOCATION PLAN 001506-ADP-00-00-DR-A-0801- REV S2 P327 Sep 2024

SITE PLAN 001506-ADP-00-00-DR-A-0901-REV S2 P3 27 Sep 2024

HERITAGE, DESIGN ACCESS STATEMENT 27 Sep 2024

All received on 27 Sept 2024

Section Proposed Band Practice Hall ADP 02 XX DR A 1352 REV S2 P2 12

Nov 2024

Received 12 Nov 2024

REASON: To ensure a satisfactory development as indicated on the drawings.

U0193459 Stabilisation of School Hall Building

The development must be carried out in accordance with the provisions of the L221004 Stabilisation of School Hall Building dated 05.09.2024 by AKS Ward and retained as such thereafter.

REASON: To ensure that the development protects the heritage significance of the Band Practice Hall in line with LP3 of the Local Plan (2018) and Emerging Local Plan Policy 29.

DETAILED INFORMATIVES

U0095821 Informative

The applicants are advised this LBC application is for the repair works only. The application does not include any demolition works or extensions. For avoidance of doubt and notwithstanding what is shown in the approved drawings, this consent solely relates to the works outlined in the Proposed Description of Development.

U0095823 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 (2021)

The main policies applying to the site are:

Policy HC1 Heritage conservation and growth 279

Policy HC3 Strategic and Local Views 290

These policies can be found at: <https://www.london.gov.uk/what-we-do/planning/london-plan>

Richmond Local Plan (2018)

The main planning considerations applying to the site and the associated Local Plan policies are:

Local Character and Design Quality LP1

Designated Heritage Assets LP3

Non-Designated Heritage Assets LP4

These policies can be found at

https://www.richmond.gov.uk/media/15935/adopted_local_plan_interim.pdf

Richmond Publication Local Plan (Regulation 19 version)

Local character and design quality 28

Designated heritage assets 29

Non-designated heritage assets 30

NPPF (2021)

The key chapters applying to the site are:

2. Achieving sustainable development Paragraphs 7 to 14

3. Plan-making Paragraphs 15 to 37

4. Decision-making Paragraphs 38 to 59

16. Conserving and enhancing the historic environment Paragraphs 189 to 208

These policies can be found at:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf

Supplementary Planning Documents

Whitton & Heathfield Village Planning Guidance

Kneller Hall Masterplan Supplementary Planning Document, March 2020

These policies can be found at:

https://www.richmond.gov.uk/services/planning/planning_policy/local_plan/supplementary_planning_documents_and_guidance

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.

U0095822 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.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION
24/2445/LBC

LBC 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:

Listed Building Consent 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