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PLANNING



**TOWN AND COUNTRY PLANNING ACT 1990: DECISION NOTICE**

Mr Alan Oghana  
Barrett Lloyd Davis Associates  
535 The Plaza  
Kings Road  
Chelsea  
London  
SW10 0SZ

**APPLICATION GRANTED  
THIS APPLICATION IS  
SUBJECT TO A LEGAL  
AGREEMENT**

Please contact: Planning Support

Please telephone: 0845 612 2660

Your ref:

Our ref:  
DC/CTA/08/2651/FUL/FUL

Letter Printed: 31 October 2008

**FOR DECISION DATED  
31.10.2008**

Dear Sir/Madam

**Applicant:**

**Agent:** Mr Alan Oghana

**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 **1 August 2008** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

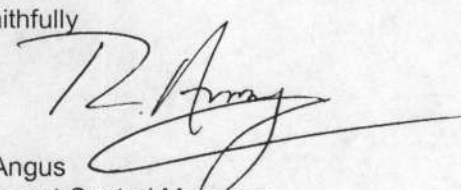
**9-23 Third Cross Road, Twickenham, Middlesex, TW2 5DY.**

for

**Demolition of existing warehouse and change of use to mixed use, construction of 8 no. dwellings at the front of the site and 2 storey commercial offices to the rear, with new access, landscaping and parking.**

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

  
Robert Angus  
Development Control Manager

<b>APPLICANT NAME</b>  16-19 Southampton Place London WC1A 2AJ	<b>AGENT NAME</b>  Mr Alan Oghana 535 The Plaza Kings Road Chelsea London SW10 0SZ	
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**SITE:**

9-23 Third Cross Road, Twickenham, Middlesex, TW2 5DY.

**PROPOSAL:**

Demolition of existing warehouse and change of use to mixed use, construction of 8 no. dwellings at the front of the site and 2 storey commercial offices to the rear, with new access, landscaping and parking.

**SUMMARY OF CONDITIONS AND INFORMATIVES**

**CONDITIONS:**

AT01 Development begun within 3 years BD12 Details - Materials to be approved BD10 Sample panels of brickwork U22978 Miscellaneous Details DS04 Access for disabled people ~ U22979 Boundary Fencing U22980 Use of Roof Restricted DV17A Dustbin enclosure required U22982 Parking-Private vehicles-Communal DV27A Recycling - Details required DV28 External illumination DV29C Potentially Contaminated Sites DV30 Refuse storage U22983 No reduction in dwelling units ~~ DV40A Travel Plan DV42 Details of foundations - piling etc GD02A Restriction-Alterations/extn GD10A Restrict outbuilds-Appear/amenity LA01A Location of trees/ADJ devt sites ~	LA04B Protect trees shown on plan LA07A Tree planting scheme LA11A Landscaping required-hard and soft LA27A Root treatment LA30 Landscape works-Implementation LA32 Replacement tree planting U22984 Parking/loading/turning ~~ PK06A Cycle parking RD04A Details required - access road RD09 Levels of thresholds ST03 Highway sight lines - Pedestrian U22987 Restricted Hours - B1 Units U22988 Sustainable Homes Certificate U22989 Phasing U22990 Porous/Permeable Hardsurfacing U23022 Privacy Screens U23024 Parking - Evening Use Residential Only
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**INFORMATIVES:**

IH06C Damage to public highway U35963 Investigate Root Systems IE06 Details of piling-EHO consultation IH02A Refuse storage and collection IH04A Lamp standards IH08A Travel Plan IL04 Accurate drawings IL08 B1 use IL10A Building regulations required U35952 Approved drawing nos. IL13 Section 106 agreement U35953 Relevant policies/proposals FUL~ U35955 Summary of Reasons for Grant Plg Perm U35957 Planning Oblign Strategy IM01 Disabled persons IM07 Soil contamination	IM09 Disabled parking IM11 Use of hardwoods IM13 Street numbering IT02 Trees - Protective fencing IT05 Trees - Size of new stock IT06 Nature Conservation IX01 Car parking - drainage IX03 Soil and surface water drainage IX04 Surface flooding IX11 Fire Brigade access U35959 Thames Water Advice U35960 Highway Cond'n Survey U35961 Construction Traffic Routes U35962 New Crossover IE05A Noise control - Building sites
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## DETAILED CONDITIONS

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### **AT01 Development begun within 3 years**

The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

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.

### **BD12 Details - Materials to be approved**

The external surfaces of the building(s) (including fenestration) and, where applicable, all areas of hard surfacing 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.

### **BD10 Sample panels of brickwork**

Sample panels of facing brickwork showing the proposed colour, texture, face-bond and pointing shall be provided on site and approved by the Local Planning Authority before the relevant parts of the works are commenced and the sample panels shall be retained on site until the work is completed and has been approved.

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

### **U22978 Miscellaneous Details**

The development shall not be carried out other than in accordance with detailed drawings which shall be submitted to and approved in writing by the Local Planning Authority, such details to show vertical louvres system, glazing and windows, balconies, soffits .

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

### **DS04 Access for disabled people ~**

Before the development hereby permitted is commenced a scheme indicating the provision to be made for disabled people to gain access to shall have been submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented before the development hereby permitted is brought into use.

REASON: To ensure the provision of a satisfactory and convenient form of development for people with disabilities.

### **U22979 Boundary Fencing**

None of the terraced houses hereby approved shall be occupied until a suitable means of enclosure has been erected along the boundary/ies of the site to the satisfaction of the Local Planning Authority and in accordance with details to be approved in writing by the Local Planning Authority.

REASON: To safeguard the amenities of the adjoining occupiers and the area generally.

### **U22980 Use of Roof Restricted**

The roof of the commercial building shall not be used for any purpose other than as a means of escape in emergency or for maintenance of the building.

REASON: To safeguard the amenities of the adjoining premises and the area generally.

### **DV17A Dustbin enclosure required**

None of the buildings hereby approved shall be occupied until a dustbin enclosure has 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 siting and design thereof.

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

### **U22982 Parking-Private vehicles-Communal**

Parking spaces numbered 1 to 5 on approved drawing no: 100 Rev A shall not be used between the hours of 18.30 and 08.00 for any purpose other than for the parking of private motor vehicles used by occupiers or visitors to the residential properties.

REASON: To ensure that the parking provided within the site is utilised by occupants of the site to meet the car parking standards of the Local Planning Authority.

#### **DV27A Recycling - Details required**



Recycling facilities shall be provided as part of the development hereby approved in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show position, size, design, materials, finishes and signage thereof.

REASON: To accord with this Council's policy to encourage the recycling of appropriate waste products.

#### **DV28 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 prior to the occupation of any part of the buildings.

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

#### **DV29C Potentially Contaminated Sites**

##### **1. No development approved by this permission shall be commenced until:**

- a) A contaminated land assessment and associated remedial strategy, together with a timetable of works being submitted to and approved by the local planning authority.
- b) Such contaminated land assessment shall include a desk study with details of the history of the site use, hazardous materials, substances used and details of a site investigation strategy based on the relevant information discovered by the desk study.

##### **2. No development approved by this permission shall be commenced until:**

- a) The site investigation strategy has been implemented and completed. Such site investigation to include relevant soil, soil gas, surface and groundwater sampling, which to be carried out by a suitably qualified and accredited geo-environmental consultant/contractor in accordance with the current U.K. requirements for sampling and analysis and,
- b) A site investigation report detailing all investigative works and sampling on site, together with the results of analyses, risk assessment to any relevant receptors and a proposed remediation strategy has been submitted to and approved by the local planning authority. The remedial works shall be of such a nature as to reduce the risk posed from the identified contamination to an acceptable level, given the proposed end-use of the site and surrounding environment including any controlled waters.

##### **3. None of the dwellings/buildings hereby approved shall be occupied until:**

- a) Approved remediation works have been carried out in full on site in compliance with the proposed methodology and best practice. If during the works new areas of contamination are encountered, which have not previously been identified, then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the local planning authority and,
- b) Upon completion of the remediation works, a validation report has been submitted to and approved by the local planning authority. The validation report shall include details of the remediation works and Quality Assurance/Quality Control results to show that the works have been carried out in full and in accordance with the approved methodology. Details of any validation sampling and analysis to show the site has reached the required clean-up criteria shall be included in the validation report together with the necessary waste management documentation.

REASON: to protect future users of the site and neighbouring land and to protect the amenity of the environment including ground water quality.

#### **DV30 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.

#### **U22983 No reduction in dwelling units ~~**

No alterations shall be made to the flats hereby approved nor shall they be occupied in any way which would result in a reduction in the number of residential units.

REASON: To ensure that the development continues to contribute to the housing needs of the Borough by the retention of dwellings of a variety of sizes and types.



#### **DV40A Travel Plan**

Staff and customer/visitor travel surveys shall be undertaken in accordance with a survey methodology to be submitted to and approved by the Local Planning Authority prior to it being carried out. Within 6 months of the use commencing, a new travel plan based on the results of the survey shall be submitted with clear objectives, targets, actions and timeframes to manage the transport needs of staff and customer / visitors to the development, to minimise car usage and to achieve a shift to alternative transport modes .

Following approval by the Local Planning Authority, the applicant shall then implement these actions to secure the objectives and targets within the approved plan. The travel plan (including surveys) shall be annually revised and a written review of the travel plan submitted and approved by Council by the anniversary of its first approval and yearly thereafter. At the third anniversary, the travel plan (including surveys) shall be re-written, and resubmitted for further approval by the Council. This review and re-write cycle shall continue every three years and any approved revision shall be implemented within three months of the date of approval.

REASON: In order to comply with the objectives of national and local Planning Policies (within the Council's Unitary Development Plan) which promote sustainable development with particular regard to transport.

#### **DV42 Details of foundations - piling etc**

No material start shall take place on the development hereby approved until written notice of the intention to commence work has been sent to the Development Control department of the Council. Such notice shall be sent to that department not less than 21 days prior to a material start on the development and shall give details of the intended method of constructing the foundations, including method and equipment for piling, if applicable. ( See informative IE06 on this notice which gives advice on foundation construction that minimises nuisance to neighbours).

Reason: To ensure that the local planning authority has sufficient notice of the commencement of work and the methods of foundation construction to enable measures to be taken, if appropriate, to protect the amenities of neighbouring occupiers

#### **GD02A Restriction-Alterations/extn**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) no external alterations or extensions shall be carried out to the building(s) hereby approved.

REASON: To safeguard the amenities of the occupiers of adjoining property and the area generally.

#### **GD10A Restrict outbuilds-Appear/amenity**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) no building, enclosure or swimming pool falling within Part 1, Class E, shall be erected on any part of the land.

REASON: To safeguard the amenities of the adjoining occupiers and the area generally.

#### **LA01A Location of trees/ADJ devt sites ~**

The plans and particulars submitted in accordance with condition above shall include:-

- a. A plan showing the location of, and allocating a reference number to, each existing tree on the site which has a stem with a diameter, measured over the bark at a point 1.5m above ground level, exceeding 75mm, showing which trees are to be retained and the crown spread of each retained tree.
- b. Details of the species, diameter (measured in accordance with paragraph (a) above, and the approximate height, and an assessment of the general state of health and stability, of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs (c) and (d) below apply;
- c. Details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the site;
- d. Details of any proposed alterations in existing ground levels, and of the position of any proposed excavation, [within the crown spread of any retained tree or of any tree on land adjacent to the site] [within a distance from any retained tree, or any tree on land adjacent to the site, equivalent to half the height of that tree];
- e. Details of the specification and position of fencing [and of any other measures to be taken] for the protection of any retained tree from damage before or during the course of development. In this condition

"retained tree" means an existing tree which is to be retained in accordance with the plan referred to in paragraph (a) above.

REASON: The existing trees and other natural features represent an important amenity which the Local Planning Authority consider should be substantially maintained.

#### **LA04B Protect trees shown on plan**



No equipment, machinery or materials are to be brought on the site for the purpose of the development until all the trees to be retained have been protected by fences or other suitable means of enclosure to the distance of the outermost limit of the branch spread or as per recommendations given in BS5837 (2005), Table A, "A Guide for Trees in Relation to Construction" whichever is the further from the tree and with regard to this proposal the protective fencing shall be at least 2.4m high, comprising a scaffolding framework, as in 8.2.2. of BS5837 (2005), supporting a minimum of 20mm exterior grade ply or other approved robust man-made boards as shown in BS5837 (2005), Figure 5, within which no activities associated with building operations shall take place, such areas also being free of the storage of materials or temporary structures. No fire shall be lit within 10m from the outside of the crown spread of the trees to be retained.

REASON: To ensure that the tree (s) are not damaged or otherwise adversely affected by building operations and soil compaction.

#### **LA07A Tree planting scheme**

No works or development shall take place until full details of all proposed tree planting, and the proposed times of planting, have been approved in writing by the Local Planning Authority, and all tree planting shall be carried out in accordance with those details and at those times.

REASON: To safeguard the appearance of the locality.

#### **LA11A Landscaping required-hard and soft**

No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant]. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality and to preserve and enhance nature conservation interests.

#### **LA27A Root treatment**

All roots uncovered during excavation in preparation for the laying of foundations etc. which are in excess of 2.5cm in diameter shall be retained and shall be treated in accordance with BS3998 (1989) 'Recommendations for Tree Work'. Any tree root exposed which is in excess of 5cm in diameter shall be reported to the Council's Tree Preservation Officer within 48 hours in order that advice may be obtained with regard to adequate treatment.

REASON: To ensure that the tree (s) is/are not damaged or otherwise adversely affected by building operations.

#### **LA30 Landscape works-Implementation**

All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

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

#### **LA32 Replacement tree planting**

If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, [or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective] another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written

consent to any variation.

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



#### **U22984 Parking/loading/turning ~~**

No building/dwelling/part of the development shall be occupied until the 10 parking spaces and loading bay indicated on Drawing No. 2523/P100 Rev B has been constructed to the satisfaction of the Local Planning Authority and shall at no time be used other than by occupiers/callers to the premises and for no other purpose.

REASON: To ensure that the proposed development does not prejudice the free flow of traffic, the conditions of general safety along the neighbouring highway or the amenities of the area.

#### **PK06A 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.

#### **RD04A Details required - access road**

Detailed drawings of the new access road shall be submitted to and approved in writing by the Local Planning Authority; such drawings to show method of construction, levels in relation to adjacent land and surface treatment. No part of the development shall be occupied until the works of construction have been carried out in accordance with the drawings so approved.

REASON: To ensure the provision of a satisfactory convenient and safe form of development.

#### **RD09 Levels of thresholds**

The proposed finished floor levels of all buildings and the finished ground levels of the site in relation to existing site levels of surrounding land shall not be other than in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the work is carried out at suitable levels in relation to the highway and adjoining land having regard to drainage, gradient of access and future highway improvement, amenities of adjoining properties, and appearance of the development.

#### **ST03 Highway sight lines - Pedestrian**

Notwithstanding the provisions of the Town and Country Planning General Development Orders 1995, no wall, fence, hedge or other obstruction to visibility within any part of the areas defined hereunder which is under the control of applicant shall at any time exceed a height of 0.6m above ground level, as agreed by the Local Planning Authority: one area on each side of the proposed access, defined by:

- i. The highway boundary.
- ii. The edge of the proposed vehicular access.
- iii. A line joining a point 2.4m from the intersection of the highway boundary, with a point 2.1m from that intersection measured along the edge of the proposed access.

REASON: To provide a suitable standard of visibility to and from the highway so that the use of the access does not prejudice the safety of pedestrians in the vicinity of the access.

#### **U22987 Restricted Hours - B1 Units**

No work or associated activities including deliveries /loading /unloading /servicing /or parking or manoeuvring of vehicles by staff and/or visitors shall be carried out at the B1 units hereby approved between the hours of 18:30 and 08:00.

REASON: To safeguard the amenities of nearby occupiers and the area generally.

#### **U22988 Sustainable Homes Certificate**

Within one month of the completion of the new development hereby approved, a post construction review shall be undertaken by a certified Ecohomes or Code for Sustainable Homes Assessor to establish whether the building has achieved the rating specified in the approved Energy Report and Sustainability Statement dated 4 August 2008. The post-construction review report and details of any changes required to achieve that rating shall be submitted to and approved in writing by the Local Planning Authority and subsequently implemented as approved.

Reason: In order to comply with national, regional and local planning policies which promote sustainable

development and reduce surface water run-off.



#### **U22989 Phasing**

The development shall not commence until a programme of works and phasing of the development has been submitted to and approved in writing by the Local Planning Authority. The proposed phasing of the development shall be by reference to specific buildings and areas which in total cover the whole site and access thereto.

Reason: To ensure the provision of the improved, replacement employment floorspace and compliance with planning policy EMP4 of the adopted Unitary Development Plan: First Review 2005

#### **U22990 Porous/Permeable Hardsurfacing**

That all new hardsurfacing shall be porous or permeable paving and be constructed and laid out in accordance with details to be submitted to and agreed in writing by the Local Planning Authority.

Reason: In the interest of sustainable construction and to avoid excessive surface water run-off.

#### **U23022 Privacy Screens**

The louvre privacy screen details approved pursuant to another condition on this decision notice shall be erected before the B1 units are occupied and shall thereafter be retained in the approved positions.

Reason: To protect the amenities of occupants of neighbouring residential properties

#### **U23024 Parking - Evening Use Residential Only**

Parking spaces numbered 1 to 10 on approved drawing no: 2523/P100 Rev B shall not be used between the hours of 18:30 and 08:00 for any purpose other than for the parking of private motor vehicles used by occupiers or visitors to the residential properties hereby approved.

Reason: To ensure that the parking provided within the site is utilised by occupants of the site to meet the car parking standards of the Local Planning Authority.

### **DETAILED INFORMATIVES**

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#### **IH06C Damage to 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.

You are recommended to prepare a survey, including photographs, of the condition of the adjacent public highway, including pavement, which should be sent to the Local Highway Authority prior to the commencement of work to ensure that damage to the highway is prevented or repaired. Otherwise you and/or your contractor, may be held responsible for any damage found on completion of the works.

If the pavement is already broken or damaged you should contact Traffic and Transport, London Borough of Richmond upon Thames, 44 York Street, Twickenham TW1 3BZ (Telephone 0845 612 2660) to arrange a joint inspection of the footway before work commences.

#### **U35963 Investigate Root Systems**

The extent of the root system of the protected Cupressus and Ash trees to the rear of the site will need to be carefully investigated with the use of trial pits and an airspade.

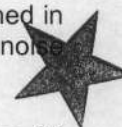
#### **IE06 Details of piling-EHO consultation**

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. Where developments include foundations works require piling operations it is important to limit the amount of noise and vibration that may effect local residents.



## **SCHEDULE OF REASONS FOR APPLICATION 08/2651/FUL**

There are a number of different piling methods suitable for differing circumstances. Guidance is contained in British Standard BS 5228 Noise control on Construction and Open Sites - Part 4: Code of Practice for noise and vibration control applicable to piling operations.



Where there is a risk of disturbance being caused from piling operations then the council under section 60 Control of Pollution Act 1974 can require Best Practicable Means (BPM) to be carried out. This may entail limiting the type of piling operation that can be carried out.

The types of piling operations which are more suitable for sensitive development in terms of noise and vibration impact are;

- \* Hydraulic Piling
- \* Auger Piling
- \* Diaphragm Walling

### **IH02A Refuse storage and collection**

The applicant is advised to contact Recycling and Waste, London Borough of Richmond upon Thames, Central Depot, Langhorn Drive, Twickenham TW2 7SG with regard to arrangements for the collection and storage of refuse. The provision of an enclosure may require the submission of a further application.

### **IH04A Lamp standards**

The applicant must consult Traffic and Transport, London Borough of Richmond upon Thames, 44 York Street, Twickenham TW1 3BZ about the repositioning of a lamp standard on the highway adjoining the site.

### **IH08A Travel Plan**

The applicant is asked to contact Traffic and Transport, London Borough of Richmond upon Thames, 44 York Street, Twickenham TW1 3BZ (Telephone 020 889 1411), regarding the preparation of a "Travel Plan" to show the proposed means of travel by employees and prospective visitors to the site including control of the on-site car parking spaces.

### **IL04 Accurate drawings**

The applicant is hereby warned that the Local Planning Authority expects the development to be carried out in accordance with the approved plans and all on and off site relationships shown thereon. If, prior to or during the implementation of permission, any particulars are found to be inaccurate then the Local Planning Authority must be informed and works should not commence or be continued until the matter has been resolved. Failure to do so could lead to the serving of an Enforcement and Stop Notice.

### **IL08 B1 use**

The use of the premises for offices, light industry, research/development may not fall within use class B1 if the activity associated with the use is such that it fails the amenities test set out in the Town and Country Planning (Use Classes) Order 1987.

### **IL10A 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).

### **U35952 Approved drawing nos.**

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 7300).

For the avoidance of doubt the drawing numbers to which this decision refers are as follows:- 2523/P000\*, P201\* and P202\* received on 12 August 2008, 2523/P002 Rev A, P100 Rev A, P101 Rev A, P102 Rev A,

## SCHEDULE OF REASONS FOR APPLICATION 08/2651/FUL

P103 Rev A, P203/204 Rev A, P205/206 Rev A, P302-301\*, P111\*, P112\*, P120\*, P121-122\* and P01/2523\*, P02/2523\* and P03/2523\* received on 30 September 2008, Energy report and Sustainability Statement prepared by XCO2 Energy dated 4 August 2008

### IL13 Section 106 agreement

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



### U35953 Relevant policies/proposals FUL~

This decision has taken into account the relevant policies of the London Plan and, in particular, the following have been taken into account in the consideration of this proposal:-

Unitary Development Plan - First Review 2005 policy/ies IMP3, STG3, 5, ENV 1, 7, 34 BLT 2, 11, 14, 15, 16, 17, 31, HSG 1, 4, 5, 6, 8, 11, 17, 18, 19 CCE 8, EMP 2, 4, TRN 2, 4,

London Plan - 3A.1, 3A.2, 3A.3, 3A.5, 3B.1, 3B.2, 3C.1, 3C.17, 3C.22, 3C.23, 3D.15, 4A.3, 4A.4, 4A.7, 4A.9, 4A.10, 4A.11, 4A.14, 4A.33, 4B.1, 4B.2, 4B.5, and 6A.5;

Sustainable Construction Checklist SPD;

Design Quality SPD;

Small and Medium Housing Sites SPD,

Planning Obligations Strategy SPG

### U35955 Summary of Reasons for Grant Plg Perm

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. The redevelopment of this site has offered an opportunity to secure an appropriate mix of benefits in terms of improvements to the site's appearance, small housing unit provision, new employment floor space whilst protecting local amenity, both residential and visual. A section 106 agreement has been submitted securing the appropriate financial contribution towards social infrastructure whilst the scheme should also be commended for adopting a sustainable design approach which has attained code level 4 for the housing and BREEAM office excellent for the commercial building. Parking surveys have shown that the proposed development's impact on kerbside parking in the evening period is the greatest concern and as such conditions are attached ensuring that the B1 units are closed at 6.30pm and that after this time, all 11 on-site parking spaces are available for use by the occupants of the residential units. The section 106 agreement also removes future residents' right to obtain a parking permit should a Controlled Parking Zone be introduced in the area in the next 5 years. ;

### U35957 Planning Oblign Strategy

The applicant is advised that the following sums of money are likely to be required to comply with the S106 agreement forming part of this planning permission:

Transport: £47,256.00,

Public Realm: £12,797.60,

Health: £2,766.54,

Primary Education: £30,206.00,

Secondary Education: £24, 923.00,

Monitoring fee: £5897.46

### IM01 Disabled persons

The applicant's attention is drawn to the provisions of the Chronically Sick and Disabled Persons Act 1970 (Section 4,7, 8a) and to the Code of Practice for Access for the Disabled to Buildings (BS 5810: 1979). Attention is also drawn to the provisions of Part M of the Building Regulations - access and facilities for disabled people.

### IM07 Soil contamination

In view of the previous uses of the site, a soil contamination survey would be desirable prior to the commencement of work on the site.

### IM09 Disabled parking

Parking for people with disabilities should be provided in spaces not less than 3.6m wide x 4.8m deep, conveniently located relative to the building entrances and clearly signed for its purpose.

## **SCHEDULE OF REASONS FOR APPLICATION 08/2651/FUL**

### **IM11 Use of hardwoods**

If hardwood is to be used in the development hereby approved the applicant is strongly recommended to ensure that it is from a recognised sustainable timber source. You are invited to consult the 'Good Wood Guide' produced by Friends of the Earth together with The National Association of Retail Furnishers for advice on this matter.

### **IM13 Street numbering**

The applicant is advised that this permission will normally require the new numbering or renumbering of the property/site for postal/emergency services address purposes. You are advised to make early written contact with the Council's Chief Building Surveyor at the Civic Centre to ensure a satisfactory arrangement is reached over this issue.



### **IT02 Trees - Protective fencing**

In order to protect trees during building works the Local Planning Authority would normally expect the erection of Chestnut pale fencing to a height of not less than 1.2m around the trees in question to the extent of their existing crown spread or, where circumstances prevent this, to a minimum radius of 2m from the trunk of the tree.

### **IT05 Trees - Size of new stock**

The Local Planning Authority would normally expect all new trees to be planted to be a minimum size of SELECTED STANDARD which shall have a sturdy reasonably straight stem with a clear height from ground level to the lowest branch of 1.8m, an overall height of between 3m and 3.5m and a stem circumference measured at 1m from ground level of 10-12cm. The tree shall, according to the species and intended use, have either a well-balanced branching head or a well defined, straight and upright central leader with the branches growing out from the stem with reasonable symmetry.

### **IT06 Nature Conservation**

When submitting proposals for landscaping the site applicants are advised that in determining the suitability of such proposals the Local Planning Authority will take into account the scope for enhancing the nature conservation interest of the site.

### **IX01 Car parking - drainage**

The applicant is advised that car parking areas are to be drained via petrol interceptors and/or deep trapped gullies depending on the number of spaces. Generally underground or covered parking will be connected to the foul system and open parking to the surface water system. The applicant should contact Thames Water Utilities, Sewerage and Sewage Treatment Operations, Hogsmill Valley Works, Lower Marsh Lane, Kingston, KT1 3BW (Tel: 020 8213 8729).

### **IX03 Soil and surface water drainage**

The applicant is advised to consult Thames Water Utilities, Sewerage and Sewage Treatment Operations, Hogsmill Valley Works, Lower Marsh Lane, Kingston, KT1 3BW (Tel: 020 8213 8729) about the disposal of surface water and/or sewage from the development.

### **IX04 Surface flooding**

The applicant is advised that the area is low lying and could be vulnerable to flooding. Thresholds should be built to an appropriate level, and the applicant should consult Thames Water Utilities, Sewerage and Sewage Treatment Operations, Hogsmill Valley Works, Lower Marsh Lane, Kingston, KT1 3BW (Tel: 020 8213 8729).

### **IX11 Fire Brigade access**

The applicant's attention is drawn to the need to comply with the requirements of Section 33 of the Middlesex County Councils Act, 1956 - Access for Fire Brigade to New Buildings. This can be achieved by following the recommendations in the London Fire Brigade publication - FP/Gen./20/Rev.4 - Access for Fire Brigade Appliances etc., copies of which are available from London Fire Brigade, Marion House, 61 Staines Road, Hounslow, TW3 3JQ (Tel: 020 7587 4402).

## SCHEDULE OF REASONS FOR APPLICATION 08/2651/FUL



### **U35959 Thames Water Advice**

Thames Water advise that the proper provision of surface water drainage to ground, water courses or surface water sewer is the developer's responsibility. In respect of the surface water linked to the development, it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

### **U35960 Highway Condn Survey**

A highway condition survey is required before works are carried out on the site. The applicants are advised to contact the Highways Inspector for their area within the Highway Management Group with regard to this survey, which will include but may not be limited to photographs of the public highway surrounding the site.

### **U35961 Construction Traffic Routes**

Details, routes and access of all construction traffic are to be agreed with the Transport Planning Group prior to commencement of development. The applicants are advised to contact Nunzia D'Apolito in Transport Planning for further information.

### **U35962 New Crossover**

The proposal will require a new/amended crossover and the removal of an existing crossover which will be undertaken at the applicant's expense.

### **IE05A Noise control - Building sites**

Attention is drawn to the noise control provisions of the Environmental Protection Act 1990. Any enquiries for further information should be made to the Commercial Environmental Health Team, 7B Parkshot, Richmond TW9 2RT (Tel: 020 8891 7994).

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 08/2651/FUL