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PLANNING

TOWN AND COUNTRY PLANNING ACT 1990: DECISION NOTICE

Gerald Eve
7 Vere Street
London
W1G 0JB

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

Please contact: Planning Support

Please telephone: 0845 612 2660

Your ref:

Our ref:
DC/BRS/07/4107/FUL/FUL

Letter Printed: 14 April 2010

**FOR DECISION DATED
14.04.2010**

Dear Sir/Madam

Applicant: St Mary's College

Agent: Gerald Eve

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 **27 November 2007** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

St Marys University College, 268 Waldegrave Road, Twickenham, Middlesex.

for

New sports hall, the refurbishment and remodelling of the existing sports hall, associated parking and landscaping works and removal of a hazardous chemical store and a portacabin.

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

APPLICANT NAME St Mary's College St Marys University College 268 Waldegrave Road Twickenham Middlesex TW1 4SX	AGENT NAME Gerald Eve 7 Vere Street London W1G 0JB
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SITE:

St Marys University College, 268 Waldegrave Road, Twickenham, Middlesex.

PROPOSAL:

New sports hall, the refurbishment and remodelling of the existing sports hall, associated parking and landscaping works and removal of a hazardous chemical store and a portacabin.

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS:

PK04 Spaces for specified uses ~ U24936 energy efficiency BD12 Details - Materials to be approved DV18A Refuse arrangements DV28 External illumination DV30 Refuse storage DV40A Travel Plan DV46 BREEAM Ratings for Non-Housing Devt~ LA07A Tree planting scheme LA11A Landscaping required-hard and soft LA29 Details of earthworks LA30 Landscape works-Implementation LA32 Replacement tree planting U24522 Tree protection	U24523 Tree work supervision U24525 Railings details U24527 Surface water run off limitation U24528 Archaeology U24529 Bat and bird boxes U24530 Temporary car park details U24531 Parking/loading/turning ~~ U24532 SBEM results U24533 Removal of portacabin and chemical store U24536 Permeable Surfaces AT01 Development begun within 3 years PK06A Cycle parking LA33 Landscape mgmt plan - large scheme
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INFORMATIVES:

IL10A Building regulations required IE05A Noise control - Building sites IH06C Damage to public highway U38033 Approved drawing numbers~~ U38034 Relevant policies/proposals FUL~ U38035 Summary Reasons for Granting PP~ U38040 Consultation with Residents	IM09 Disabled parking IM11 Use of hardwoods IT06 Nature Conservation U38036 Archaeological Project Design U38037 Bats U38038 Contamination IM01 Disabled persons
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DETAILED CONDITIONS

PK04 Spaces for specified uses ~

The parking spaces indicated on Drawing No. P.12.02A shall be clearly marked out on site at all times for the uses specified on that drawing and shall not be used other than for those purposes.

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.

U24936 energy efficiency

The development hereby approved shall include the proposed energy efficiency and renewable energy technologies proposed as set out in the SBEM Part 2 Analysis report dated 18 February 2009 unless otherwise agreed in writing by the Local Planning Authority in consultation with the Greater London Authority.

Reasons: In the interests of sustainable development and to ensure consistency with London Plan policy 4B.1 and 4B.7

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.

DV18A Refuse arrangements

None of the buildings hereby approved shall be occupied until arrangements for the storage and disposal of refuse/waste have been made in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

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

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.

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.

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.

DV46 BREEAM Ratings for Non-Housing Devt~

The development hereby approved shall achieve BREEAM Rating excellent in accordance with the requirements of the BREEAM Guide (or such national measure of sustainability for design that replaces that scheme). No part of the development shall be occupied until a Post Construction Review Certificate has been issued for it certifying that the Rating Level stated above has been achieved and has been submitted to the Local Planning Authority for approval.

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

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.

LA29 Details of earthworks

No development shall take place until details of earthworks have been submitted to and approved in writing by Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform. Development shall be carried out in accordance with the approved details.

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

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.

U24522 Tree protection

No works or development shall take place until a scheme for the protection of the retained trees (section 7, BS5837, the Tree Protection Plan) has been agreed in writing with the LPA. This scheme shall include:

a, a plan to a scale and level of accuracy appropriate to the proposal that shows the position, crown spread and Root Protection Area (para. 5.2.2 of BS5837) of every retained tree on site and on neighbouring or nearby ground to the site in relation to the approved plans and particulars. The positions of all trees to be removed shall be indicated on this plan.

- b, the details of each retained tree as required at para. 4.2.6 of BS5837 in a separate schedule.
- c, a schedule of tree works for all the retained trees in paragraphs (a) and (b) above, specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons. All tree works shall be carried out in accordance with BS3998, 1989, Recommendations for tree work.
- e, the details and positions (shown on the plan at paragraph (a) above) of the Ground Protection Zones (section 9.3 of BS5837).
- f, the details and positions (shown on the plan at paragraph (a) above) of the Tree Protection Barriers (section 9.2 of BS5837), identified separately where required for different phases of construction work (e.g. demolition, construction, hard landscaping). The Tree Protection Barriers must be erected prior to each construction phase commencing and remain in place, and undamaged for the duration of that phase. No works shall take place on the next phase until the Tree Protection Barriers are repositioned for that phase.
- g, the details and positions (shown on the plan at paragraph (a) above) of the Construction Exclusion Zones (section 9 of BS5837).
- h, the details and positions (shown on the plan at paragraph (a) above) of the underground service runs (section 11.7 of BS5837).
- i, the details of any changes in levels or the position of any proposed excavations within 5 metres of the Root Protection Area (para. 5.2.2 of BS5837) of any retained tree, including those on neighbouring or nearby ground.
- l, the details of the working methods to be employed for the installation of drives and paths within the RPAs of retained trees in accordance with the principles of "No-Dig" construction.
- m, the details of the working methods to be employed with regard to the access for and use of heavy, large, difficult to manoeuvre plant (including cranes and their loads, dredging machinery, concrete pumps, piling rigs, etc) on site.
- p, the details of tree protection measures for the hard landscaping phase (sections 13 and 14 of BS5837).
- q, the timing of the various phases of the works or development in the context of the tree protection measures.

Reason: To ensure that trees are not damaged or otherwise adversely affected by building operations and soil compaction.

U24523 Tree work supervision

No works or development shall take place until a scheme of supervision for the arboricultural protection measures has been approved in writing by the LPA. This scheme will be appropriate to the scale and duration of the works and may include details of:

- a, induction and personnel awareness of arboricultural matters.
- b, identification of individual responsibilities and key personnel.
- c, statement of delegated powers.
- d, timing and methods of site visiting and record keeping, including updates.
- e, procedures for dealing with variations and incidents.
- f, how copies of site inspection records are to be supplied to the Council's arboricultural team to help monitor tree protection measures.

Reason: To ensure that trees are not damaged or otherwise adversely affected by building operations.

U24525 Railings details

Prior to the use of the sports hall hereby approved, the fence in the south west corner of the site (adjacent to Waldegrave Road) shall be replaced by railings, details of which shall be submitted and approved in writing by the Local Planning Authority.

REASON: To compensate for the loss of Metropolitan Open Land.

U24527 Surface water run off limitation

No development shall be commenced until a scheme for the provision and implementation of surface water run off limitation has been submitted to and approved in writing by the Local Planning authority. The scheme shall be completed in accordance with the approved programme and details

REASON: To prevent the increased risk of flooding.

U24528 Archaeology

No development shall take place until the applicant has secured the implementation of a programme of work

in accordance with a written scheme for investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme pursuant to this condition.

REASON: To safeguard any archaeological interest of the site.

U24529 Bat and bird boxes

As part of development hereby approved bat and bird boxes shall be installed in accordance with details to be submitted to and approved in writing by the Local Planning Authority; such details to show the number, type and location of the boxes. These boxes shall be installed prior to the occupation of the sports hall hereby approved.

Reason: To promote the interests of wildlife in the area.

U24530 Temporary car park details

No development shall begin until details have been submitted to and approved in writing by the local planning authority for the provision of a temporary car parking area. The scheme shall include a timetable for the de-phasing of the car park and linked with the monitoring, reviews and targets of a separate travel plan and shall be carried out in accordance with the approved details.

REASON: to help off set the increased burden of parking on local roads resulting from special events at the college.

U24531 Parking/loading/turning ~~~

No building/dwelling/part of the development shall be occupied until the parking spaces indicated on Drawing No. P.12.01A received on 13 June 2008 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.

U24532 SBEM results

Prior to the commencement of development, usage patterns and target energy consumption reductions using SBEM (simplified building energy model) shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of sustainability and to provide site specific calculations related to energy consumption reductions.

U24533 Removal of portacabin and chemical store

The portacabin situated beside the main entrance on the north elevation of the 'R' block and the hazardous chemical store situated to the south of the southern entrance off of Waldegrave Road shall be removed prior to commencement of the use of the sports hall hereby approved.

REASON: to recoup Metropolitan Open Land and in accordance with the plans and details submitted.

U24536 Permeable Surfaces

All hard surfaces hereby approved shall be permeable, details of which shall be submitted to and approved in writing by the Local Planning Authority.

REASON: to reduce surface water run off and localised flooding.

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.

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.

LA33 Landscape mgmt plan - large scheme

A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

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

DETAILED INFORMATIVES

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).

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).

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.

U38033 Approved drawing numbers~~

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:- P.05.01, P.05.02, P.10.01, P.13.01, P.14.01, P.14.02 received on 27 November 2007, P.14.05, 1 x Un-numbered plan (tree planting proposal) received on 9 June 2008 and P.12.01A and P.12.02A received on 13 June 2008.

U38034 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 policies: STG2, 3, 11, ENV1, 7, 9, 19, 24, 34, 35, BLT 2, 3, 4, 7, 8, 11, 12, 13, 14, 15, 16, 30, TRN 2, 3, 4, 5, CCE 8, 9, 16.

Design Quality SPD

Sustainable Construction Checklist SPD

Nature Conservation and Development SPD

SCHEDULE OF REASONS FOR APPLICATION

Design Guidelines for Trees

Redevelopment of Potentially Contaminated Sites SPG

London Plan Policies: 2A.1, 3A.24, 3A.25, 3C.1, 3C.3, 3C.20, 3C.21, 3C.22, 3D.6, 3D.8, 3D.10, 3D.14, 3D.15, 4A.1, 4A.2, 4A.3, 4A.4, 4A.5, 4A.6, 4A.7, 4A.8, 4A.9, 4A.12, 4A.13, 4A.14, 4B.1, 4B.2, 4B.3, 4B.5, 4B.6, 4B.8, 4B.11, 4B.12, 4B.15

U38035 Summary Reasons for Granting PP~

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 proposal is for the erection of a sports hall and refurbishment and remodelling of the existing facilities with associated landscaping works, all of which would be within Metropolitan Open Land, however the case for very special circumstance is accepted.

The proposal would represent a benefit in terms of providing a pre Olympic Games Training Venue and beyond and as a high quality venue for the community; removal of an unsightly regra pitch previously used for overspill parking; replacing the existing timber fence with railings to open up views of the MOL which would be enhanced by the extensive landscaping proposals.

In terms of impact, the sports hall and surrounding development is considered modern and of high quality which would preserve the character, setting and appearance of the adjacent conservation areas and listed buildings without prejudice to the amenities enjoyed by occupants of surrounding residential properties.

A travel plan has been submitted, which aims to reduce reliance on private vehicle travel amongst the staff and students of St Mary's University College particularly where a permit system has been in place and the previous overspill parking area (redgra pitch) has not been used since September 2007.

To overcome the reliance of the overspill car parking area during special events at the university, details of a temporary parking area are to be conditioned and set out in a S106 agreement.

The proposal would meet sustainability requirements, would not be detrimental to the floodplain and would not harm habitats and with suitable conditions, would not prejudice the longevity of those trees to be retained.

U38040 Consultation with Residents

St Marys University College are strongly urged to enter into dialogue with local residents and resident groups in particular residents within Waldegrave Road, Waldegrave Park and the wider area and the Strawberry Hill Residents Association through regular structured meetings so as to provide regular up dates on the management and role out of this and future projects/events etc.

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.

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.

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.

U38036 Archaeological Project Design

SCHEDULE OF REASONS FOR APPLICATION

The development of this site is likely to damage archaeological remains. The applicant should therefore submit detailed proposal in the form of an archaeological project design. The design should be in accordance with appropriate English heritage guidelines.

U38037 Bats

The applicant is advised that bats are European Protected Species under the Wildlife and Countryside Act 1991 (as amended) and the Natural Habitats Regulations 1994 and therefore any works effecting roosts, habitats and foraging areas will need to first be approved by DEFRA.

U38038 Contamination

The possibility of ground contamination should always be considered, regardless of past land uses and the applicant is advised to follow guidance set out in Planning Policy Statement 23

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.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 07/4107/FUL