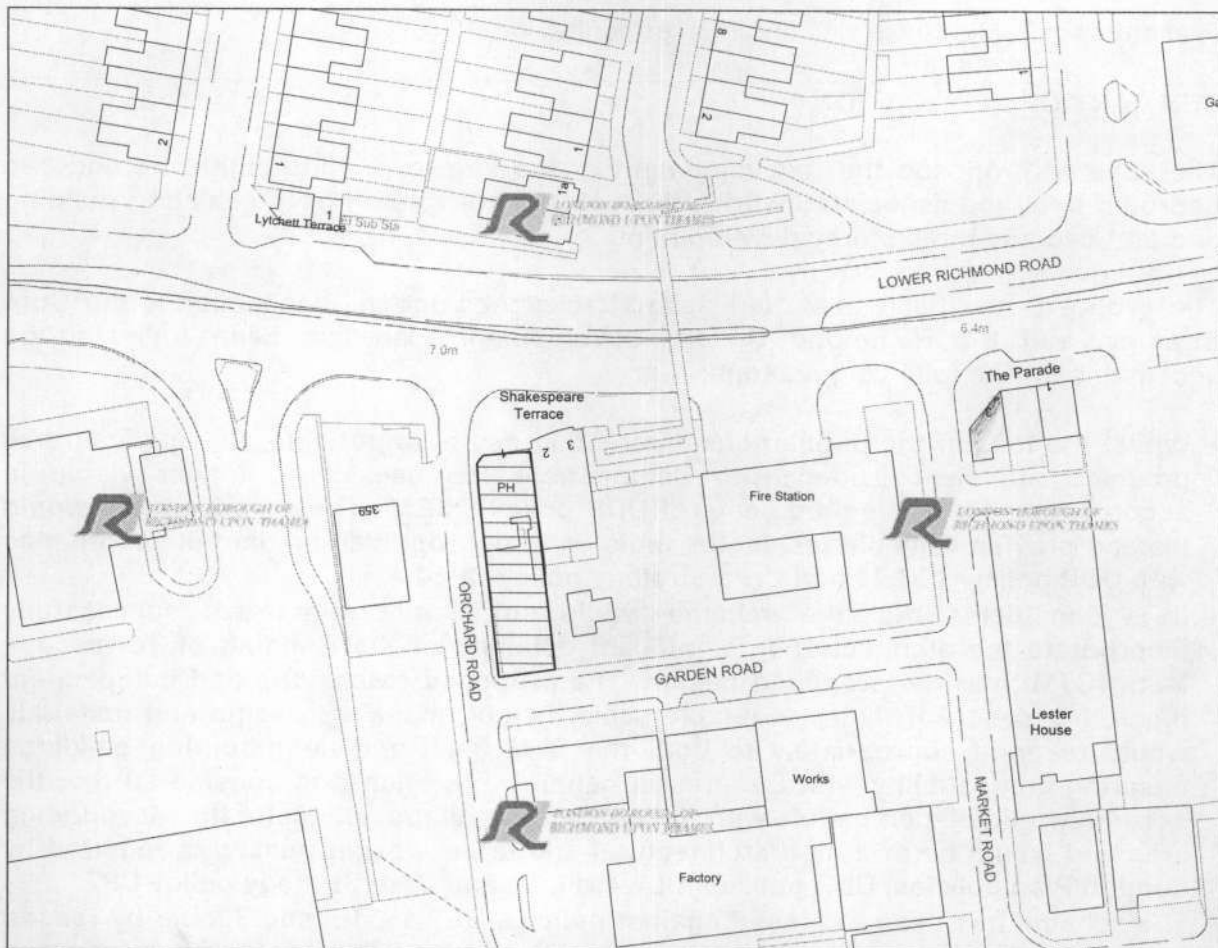


10/0076/FUL
SHAKESPEARE PUBLIC HOUSE,
LOWER RICHMOND ROAD,
RICHMOND

NORTH RICHMOND WARD
Contact Officer:
S Jones



© Crown copyright. All rights reserved. London Borough of Richmond Upon Thames LA 100019441[2010].'- Do not scale '

Proposal: Redevelopment of the site to provide eight one and two bedroom flats and associated works, through the conversion of the existing building and part two and three storey development.

Applicant: Young and Co's Brewery Plc

Application received: 12 January 2010

Main London Plan policies (consolidated with alterations since 2004): 3A.1, 3A.3, 4A.7, 4B.1, 4B.5

Main development plan policies: London Borough of Richmond upon Thames, Unitary Development Plan, First Review (March 2005) ENV 7, 9, BLT 4, 11, 12, 13, 14, 15, 16 and 30, TRN 2 and 4, CCE15, HSG 5, 11, 18 and Core Strategy Policy (April 2009) CP 1, 2, 5, 7, 14 and 16.

Supplementary Planning Documents:
'Small and Medium Housing Sites' (February 2006)
'Design Quality' (February 2006)

'Planning Obligation Strategy' (June 2005)
'Sustainable Construction Checklist' (with interim amendments, January 2009)
'Design for Maximum Access'
'Residential Standards' (Consultation Draft – not formally adopted)

Present use: Public house with ancillary residential.

SUMMARY OF APPLICATION

The scheme proposed the redevelopment of the site to provide eight one and two bedroom flats and associated works, through the conversion of the existing building and part two and three storey development.

The proposal has been assessed against relevant London Plan policies, the Core Strategy, and the Richmond Unitary Development Plan has been found to be acceptable for the following reasons:

- Whilst the loss of the public house/recreation use is regrettable, the applicant has provided sufficient evidence to demonstrate the use is no longer viable in accordance with the requirements of UDP policy CCE15. The proposed use would instead provide valuable residential units of an appropriate standard in accordance with UDP policy HSG 11 and Core Strategy policy CP14.
- It is considered that the scheme would sufficiently retain and successfully incorporate the architecturally significant detailing of the Building of Townscape Merit (BTM) into the proposed design. The proposed extensions and independent block, by reason of their acceptable scale, height, massing, design and materials would respond appropriately to both the BTM itself and neighbouring buildings ensuring compatibility with the area in general. As such it is considered that the scheme would be compatible with the character and appearance of the surrounding area and would be of a high architectural and urban design quality as required by London Plan policies, UDP policies BLT 4, 11, 13 and Core Strategy policy CP7.
- The scheme has been assessed against policies BLT 15, 16, and 30 and by reason of its appropriate and compatible scale and massing, distance to properties and gardens and orientation, and subject to safeguarding conditions, it has been found to be acceptable with respect to light, privacy, visual impact, noise and light pollution.
- The scheme provides rooms of satisfactory sizes with adequate access to natural light and ventilation. Subject to conditions in relation to noise, the scheme would ensure an acceptable level of residential amenity for future residents as required by CP7 and CP14.
- The scheme would not create unacceptable congestion or pose a hazard to the road network, and would therefore be in accordance with the aims and objectives of Core Strategy policy CP5 and UDP policies TRN 2 and 4.
- The scheme would achieve Sustainable Homes Code Level 3, includes provision for onsite technologies to reduce the energy needs of the development by 20% and has adequately responded to all other aspects of the Sustainable Construction Checklist. Subject to conditions the scheme is considered to comply with the aims and objectives of Core Strategy Policy CP1.

I therefore recommend PERMISSION, subject to the following conditions and informatives and subject to the satisfactory completion of a legal agreement securing monies towards transport, play, health and education (£33,236.90), preclusion from eligibility for parking permits should a Controlled Parking Zone be imposed in the next five years and lifetime membership of all units to a car club.

Site description, planning history and proposal

1. The site is located on the corner of Lower Richmond Road and Shakespeare Terrace and comprises a two-storey building with a public house operating at ground floor level with ancillary residential above and to the rear. The building is locally listed as a building of townscape merit (BTM) however has no other relevant site designations. There is a block of flats and the Richmond fire station to the east and commercial buildings to the south and west.
2. Following pre-application advice a scheme was received in June 2009 for the redevelopment of the site to provide nine one a two bedroom flats and associated works through conversion of the existing building and part 1-4 storey development (ref. 09/0918/FUL). This application was subsequently withdrawn by the applicant as it was to be refused primarily due to the impact of the scheme on the adjacent residential properties at no. 2 Shakespeare Terrace and failure to provide an appropriate number of small units. The scheme also had deficiencies with respect to equal access, sustainability, design, transport, waste and recycling provision and no agreement was reached in relation to planning obligations.
3. The current scheme has been amended to address the issues identified previously and now seeks to redevelop the site, replacing the existing public house and ancillary residential accommodation with five two bedroom units and three one bedroom units, including one wheelchair accessible unit.
4. The street facades of the original public house would be retained, with a three storey rear extension and freestanding three storey building located to the rear of the site. Communal facilities including refuse and recycling storage and a cycle parking area would be located within a courtyard in the centre of the site.

Public and other representations

5. One representation has been received from a neighbouring resident (Shakespeare Terrace) objecting to the scheme for the following reasons:
 6. Loss of tree to the rear of the site
 7. Loss of light
 8. Loss of outlook
9. Other immaterial issues were raised such as the loss of views and impact on property value.
10. Two representations have also been received from residents living outside the Borough (Bedfont Lane, Feltham and Cavendish Road, Sunbury on Thames) objecting to the loss of a community facility.
11. There were no requests for the application to be heard by the planning committee.
12. Transport for London: Has responded stating that the development will have no adverse impact on the Transport for London Road Network (TLRN) subject to informatives
13. Thames Water: Has assessed the application and have no objection subject to conditions and informatives.
14. London Fire and Emergency Planning Authority: Has assessed the application and have requested that the impact of the development on the authorities nearby station be assessed with regard to increased traffic generation, access, congestion and the need to design out risk from fire.

Amendments

15. Amended plans were received on the 26/03 (hard copies received 29/03) which removed the third floor unit (reducing the number of residential units proposed from 9 to 8), reduced the depth of three storey rear extension to the existing building and made minor alterations to the fenestration and detailing.
16. Neighbours were re-consulted on the 26/03. Two additional objection has been received which reiterated issues in an earlier objection and also added concerns in relation to privacy and overlooking.

Professional Comments

Land Use

17. UDP Policy CCE15 states that the Council will resist the loss of any existing private and public indoor entertainment facilities and will require the provision of replacement facilities in development proposals. When an existing entertainment facility ceases to be viable a similar use will generally be sought. Only after a reasonable period of marketing which clearly demonstrates that the building or site is no longer suitable for a cultural or entertainment use will an alternative use be considered.
18. Information submitted with the application demonstrates that despite appropriate marketing of the property since February 2007, the applicant has received no interest in the use of the property for recreational purposes. Marketing of the site began by Young's in February 2007 as a tenanted public house opportunity with advertising internally to existing tenant partners and on their website. Whilst numerous enquiries were received no offers were made. G.W. Cooper also marketed the site through their contacts and database of prospective tenants. Despite seven separate viewings no offers were made. Gerald Eve also attempted to market the site in October 2007 producing a set of marketing particulars and placing a ½ page advertisement in the Estates Gazette (gazette is published on a weekly basis and approximately 29,000 copies are circulated around 136,000 readers). Despite the extensive marketing campaign only two offers were received for the site and both were on the basis of a demolition of the PH and the redevelopment of the site for residential schemes. The marketing summary submitted with the application concludes that despite extensive marketing for the occupation of the existing pub, there has been no evidence of demand for the property from tenants or investors based on its existing use as a public house. Further it is concluded that the poor location of the pub and surrounding area make it difficult to generate business which is reflected in the trading volumes.
19. As such, although regrettable to lose the public house/entertainment facility, on the basis of the marketing evidence provided it is considered that the applicants have fulfilled the policy requirements demonstrating that the existing use is no longer viable, therefore no objection to the change of use is raised.
20. London Plan policies 3A.1 and 3A.3, UDP Policy HSG 11 (A) and Core Strategy policy CP14 (D) require the Council to take into account the need to use land as intensively as is compatible with the protection of the quality, character and amenity of the area, and the contribution to meeting housing need for all sections of the community.
21. UDP policy HSG 11 (B) and Core Strategy policy CP14 (E) expect development to provide a reasonable number of small units and the Council will seek to negotiate at least 25% of small units on appropriate sites. The scheme would provide 38% small units, which is in this location is considered acceptable.

22. It is noted that the scheme would provide 8 residential units, two short of the threshold for provision of affordable housing as set out in Core Strategy policy CP15. Given physical constraints of the site, in this instance it is not considered that the scheme could accommodate any additional units without compromising the quality of the residential accommodation provided or adversely affecting the amenities of neighbouring properties. All units would be built to Lifetime Homes standards and a wheelchair accessible unit has been provided at ground level which complies with Core Strategy policy CP14 and the SPG 'Design for Maximum Access'.

Design and appearance

23. Policy BLT 11 of the Councils Unitary Development Plan seeks to promote a high standard of design, to ensure schemes are compatible with the scale and character of the existing development. Core Strategy policy CP7 states that existing buildings and areas in the Borough of recognised high quality and historic interest will be protected from inappropriate development and enhanced sensitively. BLT 4 seeks to protect the character and setting of buildings of townscape merit and encourage their preservation and enhancement. The accompanying text to the policy recognises that control over the demolition of BTMs outside conservation areas is limited, however states that there will be a presumption against demolition of buildings of townscape merit, however where this is necessary, a high standard of design, complementing the surrounding area, will be required in any replacement building.
24. Given the building is not located statutorily listed nor located within a Conservation Area, the Councils ability to control demolition of the building is limited. Notwithstanding, from an early stage in the pre-application process it was recognised that the road fronting facades of the building were of architectural merit and should be retained. It was also noted that unsympathetic extensions and alterations to the rear of the building have significantly reduced the merit of the rear elevation. Additionally, dilapidated buildings in the rear yard and unsightly and un-uniform rear boundary treatment further detract from the character and appearance of the site and area.
25. The applicant has adopted the approach promoted by officers of retaining the elements of the building which are considered of significance and incorporating them into the redevelopment of the site. The front façade and original side facade of the original public house (PH) would be retained. All openings in the front elevation would be reused and the existing central entrance point to the PH would become the communal entrance door to the residential units in the front block. Whilst some openings at ground floor level to the side elevation would be blocked up, the detailing above the openings would be retained to provide a historical reference to their existence. It is noted that the windows will need to be replaced in order to meet current acoustic standards (particularly given the proximity of the building to a number of noise generating premises), however replacements will replicate as closely as possible the design and materials of the originals. Given the above, the scheme does not unduly harm the integrity of this BTM or the aims and objectives of BLT4.
26. The extensions to the rear of the existing building would be well set back from the building frontage and step up in height from the parapet of the original building. The extensions are also set in from the side boundary allowing the original building to retain presence. New window openings would reflect the positioning and proportions of the original building. Whilst it is noted that the scheme represents a significant increase in bulk and mass toward the rear of the PH along the Orchard Road frontage, this is considered appropriate when viewed in context with the large three storey building on the opposite side of Orchard Road and the four storey International Mail Express building to the rear of the site (across Garden Road).

27. A part single storey, part two storey part three storey building would be erected to the rear of the site on the corner of Orchard Road and Garden Road. The building would be in scale with nearby buildings, and the floor levels, visually indicated through window placement and materials, would broadly follow the line of those in neighbouring buildings where possible.
28. Photovoltaic panels would be installed on the roofs of both buildings, however these would be positioned behind a 0.30m high parapet wall and would be set at a low gradient so would not be intrusively visible from neighbouring buildings or the road.
29. Conditions will be imposed to ensure the finer details of the design achieve visual rhythm, structure and interest to area of large flat elevations through the creation of shadow lines and cill details.
30. Potential for landscaping is limited due to the urban location of the scheme and site constraints; however the scheme proposes a small area of planting within the communal courtyard toward the centre of the site. Whilst it is regrettable that the proposal fails to include significant public realm improvements or landscaping, given the urban character of the area and competing policy demands, it is acknowledged that this is not achievable in this instance. As such it is considered that the appearance of the public realm would not be harmed by the proposed scheme.
31. In summary, whilst the partial loss of the BTM is regrettable, it is considered that the scheme would sufficiently retain and successfully incorporate the architecturally significant detailing of the BTM into the proposed design. Additionally, by reason of the proposed buildings acceptable scale, height, mass and design, the scheme would respond appropriately to both the BTM itself and neighbouring buildings ensuring compatibility with the area in general. As such it is considered that the scheme would be compatible with the character and appearance of the surrounding area and would be of a high architectural and urban design quality as required by London Plan policies, UDP policies BLT 4, 11, 13 and Core Strategy policy CP7.

Residential Amenity

32. Policy BLT 15 of the UDP seeks to protect neighbouring properties from loss of daylight and sunlight caused by new development. With respect to light the Council is guided by the standards set out in Site Layout, Planning for Sunlight and Daylight, and in Sun on Ground Indicators (BRE 1991). Policy BLT 16 seeks to protect adjoining properties from unreasonable loss of privacy, pollution, visual intrusion, noise and disturbance. Policy BLT 30 similarly requires new development to avoid unacceptable increases in noise or pollution levels.
33. Given the nature of the area, the majority of the properties adjacent and nearby are commercial, however immediately east of the application property, at no. 2 Shakespeare Terrace are five one bedroom residential units (approved by way of planning application 99/3218/FUL). This building has an unusual layout, with all units orientated to face the rear of the site, with no windows to the Lower Mortlake Road frontage. The four units at ground and first floor level have a large window in the rear elevation serving the lounge/kitchen/dining area (south facing), and windows and a panel of glazed bricks to a small internal courtyard which serve a bedroom, the hallway and kitchen respectively. The ground floor units have a small rear courtyard (approx. 10m²) enclosed by a 2.1m boundary wall to the rear and eastern boundary and a 4.30m boundary wall to the western boundary. The second floor unit is set back from the rear elevation of the main building and has two large windows in the rear elevation (south facing) providing light to the lounge/kitchen/dining area and the bedroom.

34. The applicant has submitted a daylight and sunlight assessment with the application which demonstrates that the proposed scheme would not result in an unacceptable loss of light to the residential units in no. 2 Shakespeare Terrace as measured against the British Research Establishment Guidelines.
35. The three storey rear extension to the rear of the existing PH would line up with the rear building line of no. 2 Shakespeare Terrace ensuring there would be no unacceptable loss of light, visual intrusion or overlooking experienced by the ground and first floor flats in this building. With respect to the relationship with the windows in the internal courtyard, by reason of the layout of their own building and the siting and scale of the proposed scheme, this relation is not unacceptable.
36. With respect to the second floor flat at no. 2, it is noted that the proposed three storey extension would have a depth adjacent to the western boundary of approximately 9.0m with a diminishing height. It is noted that there is an existing wall on this same boundary with a depth of not less than 1.0m and that part of the proposed extension adjacent to this boundary would be constructed of brick for the first 3m and glazing thereafter, therefore giving the extension a less bulky more lightweight appearance. Whilst this relationship is not ideal and it is acknowledged that the occupiers of this unit would experience an increased sense of enclosure resulting from the extension, given the windows in the rear of this unit are orientated to the south and have a relatively open aspect to the south and east, that the extension would be of a lightweight construction diminishing in height with distance, that the light report submitted with the application demonstrates that there would be no unacceptable loss of light to these windows, and given the significant benefits the scheme offers in terms of providing valuable residential units, on balance the impact on this unit is not considered so unacceptable to warrant refusal of the application, nor is it considered that a refusal on these grounds would be sustainable at appeal. A condition is recommended to require all glazing in the side elevation of the stairwell be obscurely glazed to ensure privacy to the second floor unit is maintained.
37. The three storey building to the rear of the site would be separated from the rear windows in the ground and first floor units by a minimum of 10m and from the rear windows in the second floor unit by a minimum of 20m. With respect to the ground floor units, given the separation distances involved, that the light report demonstrates there would be no unacceptable loss of light to these windows and given the outlook from the windows is already significantly restricted by the existing boundary treatment (particularly by the 4.30m boundary wall to the west), it is not considered that the three storey building to the rear of the site would result in an unacceptable loss of light, outlook or privacy to the occupants of these units. A condition will ensure windows on the north elevation of this block above ground level are obscurely glazed.
38. The three storey building is likely to be more visible from the first floor units as their outlook is less contained by boundary treatment. Notwithstanding, given the separation distances, that the light report demonstrates that there would be no unacceptable loss of light, that the building would not be directly to the rear of the windows and would instead be visible obliquely, that the building would step up in height away from these properties, that the northern elevation of the building would contain no windows to habitable rooms, and this being adjacent to the fire tower, it is not considered that this aspect of the scheme would result in an unacceptable impact on the occupants of these properties.
39. Given the commercial occupation of the sites to the south and west, and the fire station to the east, distance to these sites, and acceptable siting, design and scale of the scheme, the proposal will maintain an acceptable relationship with these properties.

Residential Standards

40. All residential units and habitable rooms are of an appropriate size and are afforded sufficient access to natural light and ventilation as required by Core Strategy policy CP14 and (Draft) SPG.
41. Additionally, it is noted that the site is located within a particularly noisy area with a main road to the north of the application site and a number of commercial premises nearby. The applicant has provided an Environmental Noise Assessment which indicates ~~whilst~~ the noise generated from the main road, places the façade of the site within Noise Exposure Category 'D' (NEC D) within which PPG24 recommends that development should normally be refused. However, the Noise Assessment provides recommendations for acoustic specifications for glazing and ventilation which if implemented correctly, would achieve 'reasonable' requirements for internal noise levels as set out in British Standards (BS8233: 1999). Subject to the imposition of conditions to ensure the recommendations are followed and British Standard internal noise levels are met, the benefits in terms of housing gain and reuse of the existing BTM are considered to balance any concerns with respect to impact of noise on residential amenity.
42. The noise assessment has been reviewed by the Councils Environmental Health Officer who raises no objection to the scheme subject to conditions.
43. The site is also noted as having a past industrial land use and being within 25m of a site which was occupied as a gas works until the late 1990s. As such a condition is recommended requiring an intrusive site investigation to be undertaken and any remediation carried out (if necessary) prior to the commencement of the development.

Highways and parking

44. Policy TRN 2, 4 and HSG12 of the UDP seek to ensure developments have satisfactory parking and access layout, and do not prejudice the free flow of traffic and pedestrian and highway safety. The site is not well located for public transport, being in only PTAL level 3, and also is not within a controlled parking zone.
45. The Council's adopted parking standards, which are maximum standards, require no more than 8 spaces to be provided for a scheme of this type (maximum of one space for units of 1-3 bedrooms). UDP Policy TRN4 allows for a provision that is less than the maximum, providing that there would not be an adverse impact on amenity, highway safety or a generation of unacceptable overspill of on street parking in the vicinity. The scheme does not propose any off street car parking, however given the limited number of spaces involved, physical constraints of the site and its relative proximity to Richmond town centre and various transport links, this is considered acceptable and in accordance with aforementioned policies.
46. There is no Controlled Parking Zone in operation at present, however the Transport Department have indicated that one is likely to be considered in the near future due to the parking situation in the area and given the upcoming redevelopment of large sites nearby. In response the applicant has agreed to enter into a legal agreement to preclude the occupants of the new units from application for parking permits should a CPZ be implemented within the next five years. Additionally the applicant has agreed to make all units members of a local car club. Subject to the satisfactory completion of the legal agreement, it is considered that the proposed development would not result in an unacceptable impact on highways and parking conditions. Given the applicant proposes to provide no car parking for the prospective tenant the scheme is not considered likely to result in an unacceptable increase in traffic and congestion and would not therefore affect the operation of the adjacent emergency services facility.

47. The cycle parking standards also requires a minimum of 8 cycle parking spaces be provided (1 per unit). The scheme proposes ten secure, accessible and weatherproof cycle parking spaces located at ground floor level in the communal courtyard. This is considered acceptable and would meet the policy requirements.
48. Adequate refuse and recycling storage for all units would be provided in a bin storage area also located within the communal courtyard. This arrangement has been assessed and agreed to by the Councils Waste Management Department. Conditions would be imposed to ensure the cycle parking and refuse storage areas would be provided to an appropriate standard.
49. Transport for London have been consulted on the application and have no objection to the scheme subject to ensuring the construction and maintenance required do not affect the safety or performance of Lower Richmond Road. The effect of construction would be adequately dealt with by a condition requiring the submission of a Construction Method Statement and maintenance thereafter, would be controlled by existing parking restrictions on Lower Richmond Road.

Trees

50. UDP policies ENV9, BLT14 and HSG12 seek to protect existing trees and in addition, discourage schemes that would result in a significant loss of wildlife habitat or landscaping that would adversely affect the character and appearance of the area.
51. There is one semi mature eucalyptus tree located in the centre of the site and a small young tree of heaven to be removed as part of the application. The Council Arboricultural Officers have assessed the application and have stated that both of these trees are poorly positioned within the existing site and their contribution to the local and wider landscape is such that no objection to their removal is raised, subject to the agreement of a suitable replacement. The applicant has shown planting within the communal courtyard however no specific detail on this is has been provided. Subject to conditions in relation to the replacement tree planting, the scheme is considered acceptable in relation to impact on trees.

Inclusive Access

52. London Plan Policy 4B.5 requires all future development to meet the highest standards of accessibility and inclusion. UDP policy BLT12 (Accessible to all) states that all applications for the development, of buildings used for employment, will be required to provide full access for all users including people with disabilities and others with mobility difficulties. Core Strategy policy CP14 requires 10% of new housing to be to wheelchair standards.
53. All of the flats have been constructed to 'Lifetime Homes Standards' and the scheme also provides one unit at ground floor level which would meet wheelchair standards. As such it is considered that the scheme would meet the requirements of the aforementioned policies.

Sustainability

54. CP1 (Sustainable Development) of the Core Strategy states that development will be required to conform to the Sustainable Construction checklist, including a requirement to meet a Code of Sustainable Homes Level 3. Additionally CP1 and the Sustainable Construction Checklist requires proposals to demonstrate a reduction in carbon dioxide emissions of 20% from on site renewable energy generation. It is recognised however that the requirement for 20% renewables will be difficult to meet in certain schemes. The Council will therefore apply the above measures with some degree of flexibility, where

appropriate, and in particular recognise that increases in energy efficiency may offset (or partially offset) the renewables requirements.

55. The scheme proposes the installation of photovoltaic panels generating electricity for use within the development and solar water heating providing a proportion of domestic hot water which is expected to achieve a minimum of 20% reduction in emissions. The Councils sustainability advisor has assessed the submitted information and found this to be acceptable subject to conditions to ensure the development achieves these targets.
56. A Code of Sustainable Homes Pre-Assessment has been carried out which demonstrates that the development would achieve 59.10% of available credits, gaining an overall rating of Code Level 3. This has been assessed by the Councils sustainability advisor who finds the information acceptable and subject to conditions would achieve the requirements of the aforementioned policies.

Planning obligations

57. The Council has adopted Supplementary Planning Guidance on 'Planning Obligation Strategy', which seeks contributions towards community safety, health, public realm, open space and transport, all where necessary and commensurate with the scale of the development. Based on the current proposal the following payment would be expected:

- Transport: £7,811.50
- Play: £7,232.60
- Health: £1,833.09
- Education: £1477.00 (£7326.00 Primary, £7,451.00 Secondary)
- Management: £1,582.71
- Total: £ 33,236.90

58. Such payments will be secured through a legal agreement.

Summary:

59. The proposal has been assessed against relevant London Plan policies, the Core Strategy, and the Richmond Unitary Development Plan has been found to be acceptable for the following reasons:
 - Whilst the loss of the public house/recreation use is regrettable, the applicant has provided sufficient evidence to demonstrate the use is no longer viable in accordance with the requirements of UDP policy CCE15. The proposed use would instead provide valuable residential units of an appropriate standard in accordance with UDP policy HSG 11 and Core Strategy policy CP14.
 - It is considered that the scheme would sufficiently retain and successfully incorporate the architecturally significant detailing of the Building of Townscape Merit (BTM) into the proposed design. The proposed extensions and independent block, by reason of their acceptable scale, height, massing, design and materials would respond appropriately to both the BTM itself and neighbouring buildings ensuring compatibility with the area in general. As such it is considered that the scheme would be compatible with the character and appearance of the surrounding area and would be of a high architectural and urban design quality as required by London Plan policies, UDP policies BLT 4, 11, 13 and Core Strategy policy CP7.
 - The scheme has been assessed against policies BLT 15, 16, and 30 and by reason of its appropriate and compatible scale and massing, distance to properties and gardens and orientation, and subject to safeguarding conditions, it has been found to be acceptable with respect to light, privacy, visual impact, noise and light pollution.

- The scheme provides rooms of satisfactory sizes with adequate access to natural light and ventilation. Subject to conditions in relation to noise, the scheme would ensure an acceptable level of residential amenity for future residents as required by CP7 and CP14.
- The scheme would not create unacceptable congestion or pose a hazard to the road network, and would therefore be in accordance with the aims and objectives of Core Strategy policy CP5 and UDP policies TRN 2 and 4.
- The scheme would achieve Sustainable Homes Code Level 3, includes provision for onsite technologies to reduce the energy needs of the development by 20% and has adequately responded to all other aspects of the Sustainable Construction Checklist. Subject to conditions the scheme is considered to comply with the aims and objectives of Core Strategy Policy CP1.

I therefore recommend **PERMISSION**, subject to the following conditions and informatives and subject to the satisfactory completion of a legal agreement securing monies towards transport, play, health and education (£33,236.90), preclusion from eligibility for parking permits should a Controlled Parking Zone be imposed in the next five years and lifetime membership of all units to a car club.

Standard Conditions:

- AT01 - Development to commence within 3 years
- BD12 - Details of materials to be approved
- BD04 - Details to specified scale (insert 1:10 and 'all new joinery')
- GD02A - Restriction-Alterations/extn
- DV30 - Refuse storage
- PK06A - Cycle Parking
- LT06 - Tree Planting Scheme
- LT08 - Soft Landscaping Required
- LT10 - Landscape Maintenance-Small Schemes
- DV44 - Code for Sustainable Homes - New Build~ (insert -level 3)
- DV29C - Potentially Contaminated Sites
- DV02A - Boundary fencing - Dev't commence
- DV33A - No reduction in dwelling units ~ (insert 'development')

Non Standard Conditions:

- NS01 - Construction method statement
No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to through the construction period. The Statement shall provide for:
 - i) the parking of vehicles of site operatives and visitors;
 - ii) the loading and unloading of plant and materials;
 - iii) the storage of plant and materials used in construction the development;
 - iv) the erection and maintenance of security hoarding;
 - v) measures to control the emission of dust and dirt during construction;
 - vi) a scheme for recycling and disposing of waster resulting from demolition an construction work.
 - vii) hours of construction working
 - viii) details, routes and access of all construction traffic

REASON: To protect the amenities of local residents and road users.

- NS03 - Obscure glazing

The proposed windows in the northern elevation of the southern stairwell and the glazing to the eastern elevation of the northern stairwell of the building(s) hereby approved shall at no time be openable or glazed, otherwise than in obscured glass of which samples are to be submitted and approved in writing by the Local Planning Authority prior to the commencement of the development.

REASON: To ensure that the proposed development does not prejudice the amenities of adjoining occupiers.

NS04 - Insulation and ventilation

Prior to the commencement of work on site, a scheme providing for the insulation & associated ventilation of the proposed dwellings against the transmission of externally generated road and aircraft noise shall be submitted to and approved by the Council. The scheme shall demonstrate compliance with the "good to reasonable" criteria detailed in 7.6.1 of BS8233: 1999. Any works which form part of the scheme shall be completed in accordance with the approved details before the dwellings are occupied. Further details can be found in associated informative NI07.

REASON: To protect the amenities of future occupants

Informatives:

IE05 - Noise control building sites

IH06C - Damage to public highway

IL10A - Building regulations required

IL12A - Approved drawing numbers: 'Site location plan' 08/685, 'Existing elevation' EX(00)100 rev. PO, 'Existing site location plan' EX(00)001 rev. PO, 'Existing plans - level 0 and 1' EX(00)002 rev. PO, 'Existing elevation' EX(00)101 rev. PO all received 12/01/2010, 'Proposed site location plan' GA(00)001 rev. P5, 'Proposed plans - level 0 and 1' GA(00)002 rev. P8, 'Proposed plans - level 2 and 3' GA(00)003 rev. P8, 'Proposed elevations' GA(00)100 rev. P10, 'Proposed elevations' GA(00)101 ref. P7, 'Proposed sections A, B and C' GA(00)200 rev. P8 and 'Indicative massing' SK(00)005 rev. P1 all received 29/03/2010

Reports titled 'Planning Statement' undertaken by Planning Potential dated January 2010, 'Environmental Noise Assessment' undertaken by Bickerdiike Allen Partners dated 10/11/2009 and received 12/01/2010, 'Code for Sustainable Homes (May 2009) Design Stage Pre Assessment' undertaken by Southfacing Services Ltd dated 11/12/2009 and received 12/01/2010, 'Energy Assessment' undertaken by Element Energy dated 07/01/2010 and received 12/01/2010, 'Sustainability statement' undertaken by Planning Potential dated December 2009 and received 12/01/2010, 'Sunlight, daylight and overshadowing' undertaken by BLDA Consultancy dated 21/12/2009 and received 12/01/2010 and 'Addendum note in respect of consultants reports' received 29/03/2010

IL16F - Relevant policies and proposals: London Plan policies: 3A.1, 3A.3, 4A.7, 4B.1, 4B.5, Unitary Development Plan policies: ENV 7, 9, BLT 4, 11, 12, 13, 14, 15, 16 and 30, TRN 2 and 4, CCE15, HSG 5, 11, 18 and Core Strategy policies CP 1, 2, 5, 7, 14 and 16.

IL19 - Summary reasons for granting proposal – See summary.

IL13 - Section 106

Non-standard informatives:

NI01 - Construction / Demolition Noise: 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 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 of London Borough of Richmond upon Thames, Commercial Environmental Health, 7B Parkshot, Richmond, Surrey TW92RT. Tel 02088917994

- NI02 - The applicants are advised with regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water 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.
- NI03 - Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- NI04 - 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.
- NI05 - Details, routes and access of all construction traffic to the site are to be agreed with the Transport Planning Group prior to the commencement of development. The applicants are advised to contact Nunzia D'Apolito in Transport Planning for further information.
- NI06 - The applicant is advised that an application to highways will be required to reinstate the existing crossover. This will be done at the applicant's expense.
- NI07 - BS8233:1999 Guidance on suitable internal noise levels can be found in BS8233:1999: Sound insulation and noise reduction for buildings. Section 7.6.1 of BS8233: 1999 suggest indoor ambient noise criterion for reasonable resting and sleeping conditions in bedrooms and living rooms. In respect of residential dwellings the following criterion is presented:

Table1 – Internal Target Noise Criteria

Typical Situation	Design Range $L_{Aeq,T}$ dB	
	Good	Reasonable
Living Room	30	40
Bedroom	30	35

BS8233 also recommends that *"for a reasonable standard in bedrooms at night, individual noise events (measured with F time-weighting should not normally exceed 45dB L_{Amax} "*

For the rooms facing onto the Lower Richmond Rd and any other facades which may be exposed to levels at the higher end of NEC C, an additional means of providing rapid ventilation, such as mechanical ventilators, should be considered for rapid ventilation and summer cooling (see General Guidance of Approved Document F, and paragraph 6.7.1 of BS8233:1999). This has not been considered by the applicant at this stage and we would wish to discuss further with their acoustic consultant.

Acoustic ventilators, which can be passive ventilators, should meet the minimum background ventilation requirements of the Building Regulations 2000 Approved

Document F "Ventilation". Standard trickle ventilators are not adequate since they allow noise intrusion and reduce sound insulation.

NI08 - TfL informative

The applicants are advised of the TfL letter dated 04/02/2010 which states "The footway and carriageway on Lower Richmond Road must not be block during the construction and maintenance of the development. Temporary obstruction during the construction must be kept to a minimum and should not encroach on the clear spaces needed to provide safe passage for pedestrians or obstruct the flow of traffic"... "All vehicles associated with the proposed development must only park, stop or load and unload at permitted locations and within the periods permitted by existing on-street restrictions. No skips, spoil or construction materials shall be kept on or loaded/unloaded from the footway or carriageway of Lower Richmond Road at all times".

Background papers:

Submitted forms and application

Letters of representation