



**LONDON BOROUGH OF  
RICHMOND UPON THAMES**

TOWN AND COUNTRY PLANNING ACT 1990 : DECISION NOTICE

Reference No. 01/0361/FUL

Date: 14 June, 2001

ST MARYS COLLEGE  
c/o R S COOK, ASH DESIGN CONSULTANTS LTD  
ASH HOUSE, ASH ROAD  
NEW ASH GREEN  
LONGFIELD  
KENT DA3 8JD

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 14 March, 2001 and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

**K BLOCK, ST MARY'S UNIVERSITY COLLEGE, WALDEGRAVE ROAD, TWICKENHAM**

for

**DEMOLITION OF EXISTING TEACHING ACCOMMODATION. ERECTION OF 3/4 STOREY TEACHING AND OFFICE ACCOMMODATION.**

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 following condition(s) and/or informative(s):

**CONDITIONS:**

AC01 DEVELOPMENT BEGUN WITHIN 5 YRS  
BD10 SAMPLE PANELS OF BRICKWORK  
DV18A REFUSE ARRANGEMENTS  
LA11A LANDSCAPING REQUIRED HARD AND SOFT  
LA30 LANDSCAPE WORKS IMPLEMENTATION

BD04U DETAILS TO SPECIFIED SCALE  
BD12 DETAILS MATS TO BE APPROVED  
LA04A PROTECT TREES-SHOWN ON PLAN  
LA21 PROTECTIVE FENCING - LARGE SITES  
PK06A CYCLE PARKING

**INFORMATIVES:**

IE05 NOISE CONTROL - BUILDING SITES  
IL10 BUILDING REGULATIONS REQUIRED  
IL16U RELEVANT POLICIES AND PROPOSALS

IH06 DAMAGE TO PUBLIC HIGHWAY  
IL12U APPROVED DRAWING NUMBERS

Planning and Building Control  
Civic Centre, 44 York Street  
Twickenham, TW1 3BZ  
Tel: 020 8891 1411

FULG

Signature Principal Planning Officer

ON BEHALF OF THE COUNCIL  
(SEE ATTACHED NOTES)

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The condition(s) and/or informative(s) applicable to this application are as follows:

**CONDITIONS:**

**AC01 DEVELOPMENT BEGUN WITHIN 5 YRS**

The development to which this permission relates must be begun not later than the expiration of five 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.

**BD04U DETAILS TO SPECIFIED SCALE**

The development shall not be carried out other than in accordance with detailed drawings to a scale of not less than 1:20 which shall be submitted to and approved in writing by the Local Planning Authority, such details to show a typical section of the building including fenestration.

REASON: To ensure that the proposed development is in keeping with the existing building(s) and 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.

**BD12 DETAILS MATS 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.

**LA04A 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 (1991), 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 (1991), supporting a minimum of 20mm exterior grade ply or other approved robust man-made boards as shown in BS5837 (1991), 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.

**L11A 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 lanscape 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.

**LA21 PROTECTIVE FENCING - LARGE SITES**

No equipment, machinery or materials are to be brought on the site for the purpose of the development until all 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 BS 5837 (1991), Table 1, '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 2.4 metres high, comprising of a scaffolding framework, as in 8.2.2 of BS 5837 (1991), supporting a minimum of 200mm exterior grade ply or other approved robust man-made boards as shown in BS 5837 (1991), 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 trees to be retained.

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

**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.

**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.

**INFORMATIVES:**

**IE05 NOISE CONTROL - BUILDING SITES**

Attention is drawn to the noise control provisions of the Control of Pollution Act 1974. Any enquiries for further information should be made to the Health, Consumer and Registration Services, 7B Parkshot, Richmond, TW9 2RT (Tel: 020 8891 7994).

**IH06 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 parties responsible.

**IL10 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 Environmental Protection Department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411).

**IL12U 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 Section of the Environmental Protection Department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411).

For the avoidance of doubt the drawing numbers to which this decision refers are as follows:-

99237(LP)01A, P101, 102, 103, 104, 105, 106 received 29 May, 2001.

**IL16U RELEVANT POLICIES AND PROPOSALS**

The following have been taken into account in the consideration of this proposal:-

Adopted Unitary Development Plan 1996 policies  
ENV3, 12 and 19, HEP9, TRN23.

Emerging Unitary Development Plan - First Review policies  
ENV1 and 10, BLT11, TRN2 and 3, CCE8.