



**LONDON BOROUGH OF
RICHMOND UPON THAMES**

TOWN AND COUNTRY PLANNING ACT 1990 : DECISION NOTICE

Reference No. 96/3978/FUL

Date: 23 October, 1997

**THE GOVERNORS OF ST MARYS UNIVERSITY COLLEGE
c/o ASH DESIGN CONSULTANTS LTD
STUDIO 2, THE CENTRE
NEW ASH GREEN
LONGFIELD
KENT, DA3 8JJ**

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 2 December, 1996 and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

**ST. MARYS UNIVERSITY COLLEGE
WALDEGRAVE ROAD, TWICKENHAM
for**

ALTERATIONS AND EXTENSION TO EXISTING SPORTS CENTRE TO PROVIDE A COACHING AND PERFORMANCE DEVELOPMENT CENTRE TO INCLUDE REPLACEMENT OF EXISTING RUNNING TRACK WITH A NEW 4 LANE TRAINING TRACK, AN ALL WEATHER PITCH WITH FLOODLIGHTING AND AN ACCESS ROAD WITH CAR 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 following condition(s) and/or informative(s):

CONDITIONS:

**AC01 DEVELOPMENT BEGUN WITHIN 5 YRS
BD12 DETAILS MATS TO BE APPROVED
LA04U PROTECT TREES—SHOWN ON PLAN
LA11U LANDSCAPING REQD HARD AND SOFT
LB12 ARCHAEOLOGY
PK06 CYCLE PARKING
NS02U NON-STANDARD
NS04U NON-STANDARD**

**BD11U MISCELLANEOUS DETAILS
DS03 PK'G PEOPLE WITH DISABILITIES
LA08U PROTECT MAJOR ROOTS & SITE INS
LA17U SOIL COMPACTION
PK02U PARKING/LOADING/TURNING CNSTRC
NS01U NON-STANDARD
NS03U NON-STANDARD
NS05U NON-STANDARD**

Planning and Building Control
Civic Centre, 44 York Street
Twickenham, TW1 3BZ
Tel: 0181 891 1411

FULG

HEAD OF PLANNING & BUILDING CONTROL

Signature

**ON BEHALF OF THE COUNCIL
(SEE ATTACHED NOTES)**

INFORMATIVES:

I02 DIS. PERSONS EDUCATIONAL BLDGS
I30 NOISE CONTROL - BUILDING SITES
I72U APPROVED DRAWING NUMBERS

I16 DAMAGE TO PUBLIC HIGHWAY
I70 BUILDING REGULATIONS REQUIRED

The full text of the condition(s) and/or informative(s) is shown on the attached sheet(s).

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Reference No. 96/3978/FUL

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.

BD11U MISCELLANEOUS DETAILS

The lighting columns shall not be constructed otherwise than in accordance with details to be submitted to and approved in writing by the Local Planning Authority, such details to specify the design and external finishes thereof.

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.

DS03 PK'G PEOPLE WITH DISABILITIES

Provision of designated drop off points and parking for people with disabilities shall be made in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show size, position, surface treatment and method of delineation and signing of such spaces, and these spaces shall at no time be used for any other purpose.

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

LA04U PROTECT TREES-SHOWN ON PLAN

For the duration of the development, including demolition and site clearance, the tree(s) and/or hedge(s) shown on Drawing No. 9688PO6 and PO3C shall be protected by fences or other suitable means of enclosure 1.5m high within which no activities associated with building operations shall take place. These means of enclosure shall be erected to the extent of the crown spread of the trees or where circumstances prevent this to a minimum radius of 2m from the trunk of the tree, and such protection shall be retained to the satisfaction of the Local Planning Authority until the development has been completed.

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

LA08U PROTECT MAJOR ROOTS & SITE INS

All excavations in preparation of foundations and drainage and all works above ground level in the immediate vicinity of the trees to be retained shall be carried out in a manner to ensure that all major roots that are uncovered shall be retained and foundations bridged around them, and all major branches shall also be retained unless the Local Planning Authority otherwise agrees in writing; such works to be carried out to the satisfaction of the Local Planning Authority.

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

LA11U LANDSCAPING REQD HARD AND SOFT

That a landscaping scheme for the site be carried out within 12 months from the date of the commencement of the development hereby approved (unless the Local Planning Authority in writing otherwise decides) and in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority; such drawings to show where applicable:-

- i) The treatment of all areas of hard and soft landscaping, parking areas and access ways
 - ii) The position, size, species and density of planting of all new trees and shrubs to be planted, and existing planting retained.
- Any trees which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

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

LA17U SOIL COMPACTION

No work shall take place on site until details of measures to be taken to prevent compaction of the ground over the roots of the tree the subject of TPO No. 497 have been submitted to and approved in writing by the Local Planning Authority and such measures shall be carried out during construction and demolition to the satisfaction of the Local Planning Authority.

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

LB12 ARCHAEOLOGY

No development shall take place on the application site (unless the Local Planning Authority in writing otherwise agrees) until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

REASON: To safeguard any archaeological interest of the site.

PK02U PARKING/LOADING/TURNING CNSTRC

The parking spaces indicated on Drawing No: PO3C shall be constructed as part of the development hereby approved 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.

PK06 CYCLE PARKING

Cycle parking 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 the position, design, materials and finishes thereof.

REASON: To accord with this Council's policy to discourage the use of the car wherever possible.

NS01U NON-STANDARD

The all weather pitch shall not be used before 9am on any day nor after 10pm Monday to Friday, nor after 8pm on Saturday, nor after 6pm on Sunday and the floodlighting shall only be illuminated up to the hours specified above, at which time they shall be turned off.

REASON: In the interests of the residential amenities of surrounding properties.

NS02U NON-STANDARD

The level of illumination of the floodlights hereby approved shall only be at full strength for College matches on Wednesday and Saturday afternoons up to 6pm and at all other times the level of illumination shall be at half strength unless otherwise agreed in writing with the Local Planning Authority all in accordance with the details approved under condition NS03 below.

REASON: In the interests of the residential amenities of surrounding properties.

NS03U NON-STANDARD

Details of the light columns, the lamp fittings and their angle of tilt, their position and height shall be submitted to, and approved in writing, by the Local Planning Authority and such details shall not be altered without the further agreement of the Local Planning Authority. Application for approval of such details shall be made prior to the lighting regime being brought into use.

REASON: In the interest of the residential amenities of surrounding properties.

NS04U NON-STANDARD

The all weather pitch shall not be used for non-College events likely to attract in excess of 50 spectators without the prior written consent of the Local Planning Authority.

REASON: In the interests of the residential amenities of surrounding properties and to ensure that adequate parking facilities are available without further adding to on-street parking.

NS05U NON-STANDARD

As part of the development hereby approved the fence in the south-west corner of the site shall be replaced by railings and the Redgra pitch shall be taken up and grassed, all in accordance with the approved drawing.

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

INFORMATIVES:

I02 DIS. PERSONS EDUCATIONAL BLDGS

The applicant's attention is drawn to Section 7 (Signs) and Section 8 (Access and Facilities) of the Chronically Sick and Disabled Persons Act 1970 and to design Note No.18 - Access for the Physically Disabled to Educational Buildings: HMSO. Attention is also drawn to the provisions of part M of the Building Regulations 1985 - concerning access and facilities for disabled people.

I16 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.

I30 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 Environmental Health Division, Pollution Team, Elmfield House, High Street, Teddington, TW11 8EJ (Tel: 0181 943 3011).

I70 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 Planning, Transport and Client Services Department, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. Tel: 0181 891 1411.

I72U 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 Planning, Transport and Client Services Department, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. Tel: 0181 891 1411.

For the avoidance of doubt the drawing numbers to which this decision refers are as follows: 9688P01, 2 and 4-9 received 29 July, 1997 and 9688P03C received on 23 October 1997.