

Environment Directorate / Development Management

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Mr Jon Turner
Sphere25
Kings House
101-135 Kings Road
Brentwood
CM14 4DR

Letter Printed 22 March 2023

FOR DECISION DATED
22 March 2023

Dear Sir/Madam

The Town and Country Planning Act 1990, (as amended)
Decision Notice

Application: 22/1442/FUL
Your ref:
Our ref: DC/GRE/22/1442/FUL/FUL
Applicant:
Agent: Mr Jon Turner

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 **4 May 2022** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

Ham Close, Ham Village Green, Car Park To East Of Ham Village Green, And Part Of Woodville Day Centre Site And St Richards Church Of England Primary School Site, Ham

for

Demolition of existing buildings on-site and change of use of land within Ham Close, the Woodville Day Centre and St Richards Church of England Primary School and the existing recycling and parking area to the east of Ham Village Green for a phased mixed-use redevelopment comprising:

- a. **452 residential homes (Class C3) up to 6 storeys (with plant above)**
- b. **Community/Leisure Facility (Class F2) of up to 3 storeys in height (with plant above)**
- c. **Maker labs (sui generis) of up to 2 storeys**
- d. **Basement car park**
- e. **Provision of on-site cycle, vehicle and servicing parking**
- f. **Provision of amenity space and playspace**
- g. **Site wide landscaping and alterations to Ham Village Green, and**
- h. **New pedestrian, vehicle and cycle accesses and internal routes and associated highways works**

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

A handwritten signature in black ink, appearing to read 'R. Angus', with a long horizontal flourish extending to the right.

Robert Angus
Head of Development Management

SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 22/1442/FUL

APPLICANT NAME

Gunpowder Mill
Powdermill Lane
Waltham Abbey
EN9 1BN

AGENT NAME

Mr Jon Turner
Kings House
101-135 Kings Road
Brentwood
CM14 4DR

SITE

Ham Close, Ham Village Green, Car Park To East Of Ham Village Green, And Part Of Woodville Day Centre Site And St Richards Church Of England Primary School Site, Ham

PROPOSAL

Demolition of existing buildings on-site and change of use of land within Ham Close, the Woodville Day Centre and St Richards Church of England Primary School and the existing recycling and parking area to the east of Ham Village Green for a phased mixed-use redevelopment comprising:

- a. 452 residential homes (Class C3) up to 6 storeys (with plant above)
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- e. Provision of on-site cycle, vehicle and servicing parking
- f. Provision of amenity space and playspace
- g. Site wide landscaping and alterations to Ham Village Green, and
- h. New pedestrian, vehicle and cycle accesses and internal routes and associated highways works

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

U0152661	NS01 Development begun within 3 years
U0152662	NS02 Phasing
U0152663	NS03 Demolition and Construction Managem
U0152664	NS04 Environmental Construction Manageme
U0152665	NS05 Construction Waste Management Plan
U0152666	NS06 Dust and Air Quality Management Pla
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U0152668	NS08 Piling
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U0152690	NS30 Energy - monitoring
U0152691	NS31 Overheating
U0152692	NS32 Residential Refuse & Waste Manageme
U0152693	NS33 Car park management plan
U0152694	NS34 Servicing and Delivery Plan
U0152695	NS35 Mechanical Services Noise Control
U0152696	NS36 Landscape Management Plan
U0152697	NS37 Whole Life Cycle Carbon
U0152698	NS38 Contaminated Land - Verification Re
U0152699	NS39 Water contamination
U0152700	NS40 Tree Planting Scheme
U0152701	NS41 Hard & Soft Landscaping Scheme
U0152702	NS42 Air Quality and emissions control
U0152703	NS43 Commercial Kitchen Odour Control
U0152704	NS44 Commercial Kitchen Extraction Syste
U0152705	NS45 Vehicle parking
U0152706	NS46 EV Parking
U0152707	NS47 Noise Management Plan
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U0152709	NS49 Urban Greening Factor
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U0152713	NS53 Water Capacity
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U0152721	NS61 Communal Gardens
U0152722	NS62 Street furniture details
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U0152745	NS85 Obscure glazing
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U0074744	Waste
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U0074746	Ground Water Risk Management Permit
U0074747	Discharge to public sewers
U0074748	Wayleaves and Easements
U0074749	Underground Assets
U0074750	Petrol and Oil
U0074751	Archaeology WSI
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U0074754	Obscure glazing
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DETAILED CONDITIONS AND INFORMATIVES

DETAILED CONDITIONS

U0152661 NS01 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.

U0152662 NS02 Phasing

Notwithstanding the details submitted, prior to the commencement of development, a phasing plan shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of the following:

- Programme for demolition
- Programme for construction of basement
- Delivery of affordable and market housing
- Delivery of community centre and Makers Lab
- Delivery of playspace
- Delivery of public realm
- Phasing of the road network within the site

The development shall not be implemented other than in accordance with the approved plan.

REASON: To ensure a satisfactory form of development.

U0152663 NS03 Demolition and Construction Managem

No development of the relevant phase shall take place, including any works of demolition, until a Construction Management Statement / Logistics Plan has been submitted to and approved in writing by the Local Planning Authority. The development shall not be implemented other than in accordance with the approved details through the demolition / construction period, unless otherwise previously agreed in writing with the Local Planning Authority. The document shall demonstrate compliance with the guidance found in the Construction Logistics Plan for developers produced by Transport for London and LBR Air Quality SPD and include:

- a. Construction phasing and access
- b. The size, number, routing, and manoeuvring tracking of construction vehicles to and from the site and holding areas for these on/off site. (No delivery vehicle will be permitted to wait inside roads before entering the site. Any construction vehicle which arrives early must either be accommodated on site or use a holding bay, away from Ham Village until contacted by the site manager when clear access is confirmed).
- c. Number of vehicles expected per phase of implementation
- d. Hours of deliveries (should avoid 08:30-09:30 and 15:00-16:00 Monday to Friday)
- e. Site layout plan showing manoeuvring tracks for vehicles accessing the site to allow these to turn and exit in forward gear.
- f. Details and location of parking for site operatives and visitor vehicles
- g. Travel Plan for construction workers
- h. Method of transportation for construction trips
- i. Existing condition survey of pavement / roads
- j. Details and location where plant and materials will be loaded, unloaded, stored
- k. Details of any necessary suspension of pavement, road space, bus stops and/or parking bays
- l. Details of any highway licenses and traffic orders that may be required
- m. Details where security hoardings (including decorative displays and facilities for public viewing) will be installed, and the maintenance of such.

- n. Details of a scheme for recycling/disposing of waste resulting from demolition and construction works (including excavation, location and emptying of skips).
 - o. Details of measures that will be applied to control the emission of noise, vibration and dust including working hours. This should follow Best Practice detailed within BS5288:2009 Code of Practice for Noise and Vibration Control on Construction and Open Sites.
 - p. Details of the phasing programming and timing of works.
 - q. Where applicable, the Construction Management Statement should be written in conjunction with the Arboricultural Method Statement, and in accordance with British Standard BS5837:2012 'Trees in relation to design, demolition and construction - recommendations'
 - r. A 24-hour emergency contact number.
 - s. Communication strategy for residents
 - t. Air Quality measures, including but not limited to:
 - Holding locations
 - Confirmation that no vehicle will be permitted to idle its engine whilst waiting/unloading on or off site.
 - wheel washing facilities and a monitored sweeping scheme at site exit
 - sweeping regime
 - No bonfires
 - u. Cumulative impact of a-t, with each additional phase if being construction concurrently.
- REASON: In the interests of highway and pedestrian safety together with the amenity of the area.

U0152664 NS04 Environmental Construction Manageme

Prior to the commencement of development (including demolition) an Ecological Construction Management Plan shall be submitted to and approved in writing by the local planning authority and the development thereafter constructed only in accordance with the approved Plan. The Details shall include, but not be limited to:

- a. Written in accordance with the recommendations set out in Chapter 8 of the Environmental Statement and the Construction Environmental Management Plan by Hill Residential.
- b. Storage, use and handling of substances and materials
- c. Reporting of ecological outcomes.
- d. Providing any trenches or deep pits that are to be left open over night
- e. Inspection of trenches/pits each morning
- f. Keeping to a minimum the storage of soft building materials in mounds, and any essential mounds subject to daily inspections
- g. Storage of chemicals and liquids in such a way they are unable to be knocked over
- h. Preventing food and litter left within the site over night

REASON: To prevent harm to wildlife and protect existing biodiversity

U0152665 NS05 Construction Waste Management Plan

Prior to the commencement of the relevant phase of development, a Construction Waste Management Plan shall be submitted to and approved in writing by the Local Planning Authority. This should follow the waste management hierarchy (reduce, reuse and recycle, and include soft striping prior to demolition works). The development shall not be implemented other than in accordance with the approved details.

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

U0152666 NS06 Dust and Air Quality Management Pla

1. Prior to the commencement of the relevant phase of development, a Dust Management Plan for the ground works, demolition and construction phases shall be submitted to and approved by the Local Planning Authority. The development shall not

be implemented other than in accordance with the approved scheme. The dust management plan shall include the following details:

- a) Demonstrate compliance with guidance found in the Control of Dust and Emissions from Construction and Demolition Best Practice produced by the Greater London Authority
- b) A risk assessment of dust generation for each phase of the demolition and construction. The assessment and identified controls must include the principles of prevention, suppression and containment and follow the format detailed in the guidance above. The outcome of the assessment must be fully implemented for the duration of the construction and demolition phase of the proposed development and include dust monitoring where appropriate.
- c) Where the outcome of the risk assessment indicates that monitoring is necessary, a monitoring protocol including information on monitoring locations, frequency of data collection and how the data will be submitted to and approved by the Local Planning Authority
- d) Details of dust generating operations and the subsequent management and mitigation of dust demonstrating full best practicable means compliance and covering construction activities, materials storage, on and off site haul routes, operational control, demolition, and exhaust emissions
- e) Where a breach of the dust trigger level may occur, a response procedure should be detailed, including measures to prevent repeat incidence.
- f) Cumulative impact considerations of a-e from other phases that may be undertaken at the same time.

2. All Non-Road Mobile Machinery (NRMM) of net power of 37kW and up to and including 560kW used during the course of site preparation and construction phases shall comply with the emission standards set out in chapter 7 of the GLA's supplementary planning guidance "Control of Dust and Emissions During Construction and Demolition" dated July 2014 (SPG), or subsequent guidance. Unless it complies with the standards set out in the SPG, no NRMM shall be on site, at any time, whether in use or not, without the prior written consent of the local planning authority. The developer shall keep an up to date list of all NRMM used during the demolition, site preparation and construction phases of the development on the online register at <https://nrmm.london/>.

a) All NRMM should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment. The development shall be constructed in accordance with the approved details. All sites will be inspected for compliance. In this instance, with existing sources of power close to vulnerable receptors at St Richards Primary School, use of plug in power/electric generator will be required from the outset. No diesel generator will be permitted on site at any time.

REASON: To safeguard the amenities of neighbouring residents and to ensure there is not a deterioration of air quality.

U0152667 NS07 Noise and Vibration Construction Me

Prior to commencement of the relevant phase of development, a Noise and Vibration Construction Method Statement (NVCMS) shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be implemented other than in accordance with the approved details. The NVCMS should include an acoustic report undertaken by a suitably qualified and experienced consultant and include all the information below:

- A. Baseline Noise Assessment - undertaken for at least 24-72 hours under representative conditions to determine the pre-existing ambient noise environment
- B. Construction Noise and Vibration Limit Levels detailed and based upon and baseline noise assessment data and significance effects detailed in BS8233 Annex E BS5288:2009 Part 1
- C. Noise Predictions should be included for each phase of the demolition and construction and should also include vehicular movements

D. Where piling forms part of the construction process, a low vibration method must be utilised wherever possible and apply good practice guidelines detailed in Annex B BS5288:2009 Part 2

E. All piling activities undertaken near sensitive receptors must include continuous vibration monitoring and must include audible and visual alarms

F. Details of noise mitigation measures must be included and must reference BS5288 part 1

G. Permanent and periodic noise and vibration monitoring must be undertaken for the duration of the demolition and construction phases which may result in a significant impact. The location, number of monitoring stations and the measurement data must be agreed with the Local Planning Authority prior to the start of construction.

H. cumulative impact from all development phases.

REASON: In order to safeguard the amenities of neighbouring residents.

U0152668 NS08 Piling

No piling or other foundation designs using penetrative methods shall take place within any relevant phase until a Piling Method Statement has been submitted to and approved in writing by the local planning authority in consultation with Thames Water and the Environment Agency.

The piling method statement must include the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the risk to groundwater and potential for damage to subsurface sewerage infrastructure, and the programme for the works. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

REASON: To ensure piling does not cause failure of local underground sewerage utility infrastructure or result in unacceptable levels of water pollution.

U0152669 NS09 Drainage

Prior to commencement of groundworks (excluding site investigations and demolition) of the relevant phase the following shall be submitted to and approved in writing by the Local Planning Authority:

a. A final detailed drainage design including drawings and supporting calculations that demonstrates the greenfield run off rates have been achieved.

b. A detailed management plan confirming routine maintenance tasks, frequencies, and responsibility for all drainage components to demonstrate how the drainage system is to be maintained for the lifetime of the development.

The approved details shall be implemented in full prior to the first occupation of the development and be thereafter retained and maintained as approved.

REASON: To prevent the risk of flooding to and from the site.

U0152670 NS10 Contaminated Land - Remediation Sta

No development of the relevant phase shall occur until a detailed remediation statement, (to include all improvements to be undertaken, proposed remediation objectives and remediation criteria, timetable of the improvements and site management procedures) to make the site suitable for its intended use and remove risks to human health, buildings, land, and environment, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be implemented other than in accordance with the approved scheme, and be implemented in full prior to the first occupation of the development hereby approved.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised.

U0152671 NS11 Written Scheme of Investigation

No demolition or development of the relevant phase shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or

development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works. If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

- a) The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- b) Where appropriate, details of a programme for delivering related positive public benefits
- c) The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

REASON: To safeguard any archaeological interest of the site.

U0152672 NS12 Scheme of Public Engagement

No development of the relevant phase shall commence until details of an appropriate programme of public engagement including a timetable have been submitted and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved programme.

REASON: To encourage archaeological public engagement

U0152673 NS13 Noise Protection Scheme

Prior to the commencement of works above ground level on the relevant phase, details of the final glazing fabrication and sound insulation acoustic specifications for the building shall be submitted to and approved in writing by the Local Planning Authority and shall be installed in accordance with approved details prior to the occupation of the relevant part of the development and be so maintained. Façade sound insulation shall be of a standard to achieve noise levels within bedrooms and living rooms of the residential dwellings as recommended in Table 4 of BS8233:2014 Guidance on Sound Insulation and Noise Reduction for Buildings'. Where achieving the recommended internal levels requires windows to be closed shut, alternative ventilation shall be provided as necessary.

The developer shall certify to the local planning authority that the noise mitigation measures have been installed. The approved scheme shall be completed prior to occupation of the development and shall be permanently maintained thereafter.

REASON: To protect the amenities of future occupants.

U0152674 NS14 AMS & Tree Protection

Prior to the commencement of development of the relevant phase, the following shall be submitted to and approved in writing by the Local Planning Authority, and the development shall not be implemented other than in accordance with the approved details:

1. A method statement in accordance with BS 5837 outlining the sequence of development on the site including demolition, building works and tree protection measures. This shall include full details of the following:

- Foundation design and methodology
- Location of material and plant storage; site office and welfare arrangements
- Location of any scaffolding and hoarding
- Underground services
- Tree protection fencing
- Ground protection specifications
- Lighting design

2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority. Such fencing should be a minimum height of 1.5 metres. The approved fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

- There shall be no changes in ground levels.
- No materials or plant shall be stored.
- No buildings or temporary buildings shall be erected or stationed.
- No materials or waste shall be burnt.
- No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

3. Where the arboricultural method statement recommends that the tree protection measures for a site will be monitored and supervised by an arboricultural consultant at key stages of the development, records of the site inspections / meetings shall be submitted to the Local Planning Authority.

Thereafter, the development shall be implemented in accordance with the approved details.

REASON: To ensure the sustainability of existing and proposed trees on site.

U0152675 NS15 Play provision

1. Prior to the commencement of the landscaping of the relevant phase of the development hereby permitted, full details (siting, equipment, design, materials, surface treatment, accessibility sensory provision, and implementation programme) of the play provision shall be submitted to and approved in writing by the Local Planning Authority.

2. The approved scheme for the play equipment to the west of the site shall be implemented in full and ready for use prior to the first occupation of the development.

The approved scheme shall remain in situ thereafter.

REASON: To ensure a suitable play

U0152676 NS16 Digital Connectivity

Prior to the commencement of the relevant phase of development hereby permitted, excluding any demolition of buildings above ground, a scheme demonstrating digital connectivity in line with policy SI 6 of the London Plan must be submitted to and approved in writing with the Local Planning Authority. The development shall not be implemented other than in accordance with the approved scheme which shall be fully installed prior to the first occupation of the development hereby approved.

REASON: To ensure full fibre connectivity infrastructure to all end users.

U0152677 NS17 Ecological Enhancements

Prior to the commencement of the relevant phase of development above ground, an Ecological Enhancement Plan (in accordance with the Preliminary Ecological Appraisal by Greengage, Nov 2021) shall be submitted to and approved in writing by the Local Planning Authority. The details shall include, but not be limited to:

- a. exact locations within the building on the elevations of bat and bird boxes. These should not be next to lights/balconies
- b. copy of an annual monitoring compliance report to be completed by management to ensure regular cleaning of bird boxes and checks for breeding is undertaken.
- c. Stag beetle loggeries
- d. Raptor ledges
- e. Invertebrate habitat features
- f. Management and maintenance details
- g. Implementation programme

The development shall be implemented only in accordance with the approved scheme and maintained as such for the lifetime of the development.

REASON: To enhance conservation interest.

U0152678 NS18 Boundary treatment

Prior to the commencement of development above ground level, details indicating the positions, design, materials, and type of boundary treatment to be erected within the relevant phase shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed before the occupation of the relevant phase. Development shall be carried out in accordance with the approved details and maintained as approved for the lifetime of the development.

REASON: To safeguard the visual amenities of the locality and the privacy/amenities of the adjoining properties.

U0152679 NS19 Biodiverse Green Roof

Prior to the construction of roof structures in each phase, full details of all biodiverse roofs shall be submitted to and approved in writing by the Local Planning Authority such details to include:

- a) Detailed section (min depth 80mm)
- b) Specifications
- c) Planting bed dimensions
- d) Species mix (should focus on wildflower planting with no more than max 25% sedum coverage)
- e) How levels of light, moisture, aeration, and nutrients will be achieved
- f) Maintenance
- g) Implementation

The development shall not be implemented other than in accordance with the approved details and implemented in full prior to the first occupation of the development hereby approved and maintained for the lifetime of the development.

REASON: To protect/safeguard the amenities of the locality and nature conservation interests.

U0152680 NS20 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 in writing by the Local Planning Authority before the relevant parts of the works are commenced and the sample panels shall be retained on site until they are approved, and work is completed. The development shall not be implemented other than in accordance with the approved details and shall be maintained as such for the lifetime of the development.

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

U0152681 NS21 Materials to be approved

The external surfaces of the development hereby approved (including fenestration), 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. The approved materials shall be implemented and maintained as approved for the lifetime of the development.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality and are of a high finish and quality.

U0152682 NS22 External Lighting Scheme

No external lighting shall be installed, other than in accordance with details which shall previously be submitted to and approved in writing by the Local Planning Authority and thereafter constructed and maintained in accordance with these details. Such details

shall accord with the CIBSE guide LG6 and ILP/BCT Bat guidance note 8 and shall include:

- a) Locations
- b) Design of lighting columns
- c) Technical specifications
- d) Vertical lux plan
- e) Ground level horizontal lux plan
- f) 4m height horizontal lux plan
- g) Timings
- h) Measures to reduce spillage
- i) Phasing and implementation programme

There should be no upward lighting or lighting onto the open sky, buildings, trees and vegetation, or potential roost features.

REASON: To safeguard the ecology of the site, neighbour amenity and for reasons of highway safety.

U0152683 NS23 Residential Building Details

The residential buildings hereby approved shall not be carried out other than in accordance with detailed drawings (scale of not less than 1:20) and samples as applicable; that shall have been previously submitted to and approved in writing by the local planning authority and shall thereafter be retained as approved for the lifetime of the development. The details shall show:

- a) Fenestration/reveals
- b) Section through façade treatment (to show reveal depth)
- c) Railings
- d) Any plant and associated enclosure
- e) Balconies/balustrades
- f) Pergola type screen for basement entrances

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

U0152684 NS24 Community Centre Details

The community centre hereby approved shall not be constructed other than in accordance with detailed drawings (scale of not less than 1:20) and samples as applicable; that shall have been previously submitted and approved in writing by the local planning authority, which shall be insitu in full prior to the first occupation and shall be retained as approved for the lifetime of the development. The details shall show:

- a) Fenestration/reveals
- b) Section through façade treatment (to show reveal depth)
- c) Railings
- d) Any plant and associated enclosure
- e) Balconies/balustrades
- f) Balcony/terrace screening

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

U0152685 NS25 Makers Lab Details

The Makers Lab hereby approved shall not be constructed other than in accordance with detailed drawings (scale of not less than 1:20) and samples as applicable; that shall have been previously submitted and approved in writing by the local planning authority, which shall be insitu in full prior to the first occupation and shall be retained as approved for the lifetime of the development. The details shall show:

- a) Fenestration/reveals
- b) Section through façade treatment (to show reveal depth)
- c) Any plant and associated enclosure

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

U0152686 NS26 Basement Noise

Prior to construction of the basement car park structure, a scheme to protect adjoining residents shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall ensure that residents are not exposed to noise levels indoors of more than 35 dB LAeq 16 hrs daytime and of more than 30 dB LAeq 8 hrs in bedrooms at night. Inside bedrooms 45 dB L Amax is not to be exceeded more than 15 times per night-time from sources other than emergency sirens. Any works which form part of the scheme shall be completed in full in accordance with the approved details before the first use of the proposed development and, as detailed by the approved scheme, maintained as agreed for the lifetime of the development.

REASON: To protect the amenities of future occupants.

U0152687 NS27 Detailed Drainage Design

A. Prior to commencement of groundworks (excluding site investigations and demolition), of the relevant phase final detailed drainage design including, drawings and supporting calculations and updated Drainage Assessment Form (aligned with the Flood Risk Assessment & Drainage Strategy (dated April 2022) and associated drawings) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall also:

- Demonstrate that the site will not flood as a result of the 1 in 30 year rainfall event, that there will be no flooding of buildings as a result of events up to and including the 1 in 100 year rainfall event, and on-site flow as a result of the 1 in 100 year event with a climate change consideration must be suitably managed.

- Include consent for the proposed drainage connections from Thames Water prior
- Include a detailed management plan confirming routine maintenance tasks for all drainage components to demonstrate how the drainage system is to be maintained for the lifetime of the development.

B. If the development is to be delivered in a phased approach, a drainage statement should be prepared for each phase to confirm the extent of the phase, proposed drainage features, runoff rates, attenuation volumes, updated drainage calculations, and an explanation of how this relates to the wider site drainage which will have a total runoff rate of 37 l/s.

The scheme shall be implemented/constructed only in accordance with the approved detailed drainage design and maintained as agreed for the lifetime of the development.

REASON: To prevent the risk of flooding to and from the site in accordance with relevant policy requirements including but not limited to London Plan Policy SI 13, its associated Sustainable Design and Construction SPG, the Non-Statutory Technical Standards for Sustainable Drainage Systems and Richmond's Local Plan Policy LP 21.

U0152688 NS28 Sound Insulation

Prior to the construction of the community centre, a scheme for the sound insulation of the building, including music spaces, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented before the first use and retained thereafter as approved.

REASON: To protect neighbour amenity.

U0152689 NS29 Dewatering

Prior to the construction of the basement, a discharge consent for potential dewatering water to be discharged to the public sewer must be obtained. The applicant should provide a Site and Assessment Verification Form as per the Basement Assessment User Guide.

Reason: To comply with Richmond's Basement Assessment User Guide and ensure that flood risk to the basement is minimised.

U0152690 NS30 Energy - monitoring

Prior to the occupation of the relevant phase, a scheme shall be submitted to and approved in writing by the Local Planning Authority to detail measures that will be implemented to ensure there is a robust plan for monitoring both residential and nonresidential uses and annual reporting (for at least 5 years), in accordance with the London Plan Be Seen layer of the energy hierarchy. The development shall not be implemented other than in accordance with the approved scheme.

REASON: In the interests of energy conservation in accordance with the Development Plan.

U0152691 NS31 Overheating

1. The development shall not be carried out other than in accordance with strategies to mitigate potential for overheating as detailed within the Overheating Assessment R03, dated August 22 by Energist.

2. Prior to the commencement of development above ground level of the relevant phase, further details to mitigate potential for overheating during extreme temperatures shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide full details of specifications, implications on the cooling hierarchy, noise assessments (where applicable), siting, design and implementation. The development shall not be implemented other than in accordance with the approved scheme, which shall be fully installed and operational prior to the occupation of any of the units and be maintained as approved for the lifetime of the development.

REASON: To mitigate the potential of overheating and ensure satisfactory living conditions.

U0152692 NS32 Residential Refuse & Waste Managememe

Prior to the commencement of development above ground level of the relevant phase, the following details shall be submitted to and approved in writing by the Local Planning Authority

a) details of the push routes between the bin stores and the vehicle waiting area. The details shall demonstrate the service is smooth, hard standing, drop kerbs, and free of any steps or steep slopes.

b) Details of signage to indicate the purpose of the different types of refuse storage

c) Details of the means of storage of bulky waste items

d) Full details of the proposed layout of the waste storage areas

e) Full details of the waste containers to be provided in the waste storage areas

f) Details of management plan to ensure effective operation of the waste storage areas

The development shall not be implemented other than in accordance with the approved scheme and maintained as such.

REASON: To ensure appropriate provision and access to waste storage and to encourage recycling.

U0152693 NS33 Car park management plan

Prior to the occupation of the relevant phase of the development hereby approved, a scheme detailing car park management, including leasing of spaces, and provision and uplift of disabled parking spaces, shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be implemented other than in accordance with the approved scheme and shall be maintained as approved for its lifetime.

REASON: To accord with the terms of the application and to ensure acceptable parking provision.

U0152694 NS34 Servicing and Delivery Plan

Prior to the occupation of the relevant phase of the development hereby approved, a Servicing and Delivery Plan shall be submitted to and approved in writing by the Local

Planning Authority. The plan shall include a scheme for vehicular access along the Linear Park, including method of restriction, management, emergency access, and time limits (this should not exceed 1 hour per week). The development shall not be occupied other than in accordance with the approved scheme and shall be maintained as approved for its lifetime.

REASON: In the interests of highway safety and residential amenity.

U0152695 NS35 Mechanical Services Noise Control

a) Prior to the first use of any mechanical services plant, including heating, ventilation and air conditioning (HVAC), and kitchen extraction plant to which the application refers, a scheme shall be submitted to and approved in writing by the Local Planning Authority which demonstrates that the following noise design requirements can be complied with and shall thereafter be retained as approved.

b) The cumulative measured or calculated rating level of noise emitted from the mechanical services plant including heating, ventilation, and air conditioning (HVAC), and kitchen extraction plant to which the application refers, shall be 5dB(A) below the existing background noise level at all times that the mechanical system operates. The measured or calculated noise levels shall be determined at the boundary of the nearest ground floor noise sensitive premises, or 1m from the façade of the nearest first floor (or higher) noise sensitive premises, and in accordance with the latest British Standard 4142. Alternative positioning for assessment/measurement may be used to allow ease of access, this must be shown on a map and noise propagation calculations detailed to show how the design criteria is achieved.

c) The plant shall be isolated so as to ensure that vibration amplitudes which causes re-radiated noise do not exceed the limits detailed within table 4 in section 7.7.2 of BS8233:2014 Guidance on sound insulation and noise reduction for buildings.

d) The plant shall be supported on adequate proprietary anti-vibration mounts to prevent the structural transmission of vibration and regenerated noise within adjacent or adjoining premises, and these shall be so maintained thereafter.

e) A commissioning acoustic test and report shall be undertaken within 2 weeks of mechanical services commissioning, in order to demonstrate that condition 1(a & c) above have been achieved. The results of the acoustic test shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To protect the amenities of neighbouring and future occupants.

U0152696 NS36 Landscape Management Plan

Prior to the occupation of the development hereby permitted, excluding any demolition of buildings, a 10 year landscape maintenance and management plan of all communal and public open space submitted to and approved in writing with the local planning authority. The plan must set out details of how all parts of the open space is to be managed in a coherent and comprehensive way, including works, timings, responsibilities, and necessary works to / around the tree within the play area to the west of the site. The development shall not be implemented other than in accordance with the approved Plan and maintained as such, unless otherwise agreed in writing with the local planning authority.

REASON: To ensure the appropriate management and maintenance of the soft landscaping.

U0152697 NS37 Whole Life Cycle Carbon

Prior to the occupation of the relevant phase of the development, the post-construction tab of the GLAs Whole Life-Cycle Carbon Assessment template shall be completed in line with the GLAs Whole Life-Cycle Carbon Assessment Guidance. The postconstruction assessment should be submitted to the GLA at: ZeroCarbonPlanning@london.gov.uk, along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to and approved in writing by the Local Planning Authority, prior to the occupation of development.

REASON: In the interests of sustainable development and to maximise on-site carbon dioxide savings.

U0152698 NS38 Contaminated Land - Verification Re

Prior to the first occupation of the relevant phase of the development hereby approved, a verification report demonstrating completion of the remediation set out in the approved remediation statement and the effectiveness of the remediation shall be submitted to and approved by the local planning authority. The report shall include results of sampling and monitoring completed out to demonstrate that the site remediation criteria for residential use have been met. If, during development, further contamination not previously identified is found to be present at the site the local planning authority is to be informed immediately and no further development shall be conducted until a report detailing contamination and how it is to be remediated is submitted to and agreed in writing by the local planning authority, and any required remediation shall be detailed and verified as an amendment to the remediation statement and accordingly conducted.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised.

U0152699 NS39 Water contamination

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

REASON: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in line with paragraph 170 of the National Planning Policy Framework.

U0152700 NS40 Tree Planting Scheme

a. No development above ground of the relevant phase, except demolition, shall take place until a specification of all proposed tree planting has been submitted to and approved in writing by the local planning authority such specification to include details of the quantity, size, species, position and the proposed time of planting of all trees to be planted, together with an indication of how they integrate with the proposal in the long term with regard to their mature size and anticipated routine maintenance. All tree planting included within the approved specification shall be carried out in accordance with that specification and in accordance with BS 3936:1986 (parts 1, 1992, Nursery Stock, Specification for trees and shrubs, and 4, 1984, Specification for forest trees); BS 4043: 1989, Transplanting root-balled trees; and BS 4428:1989, Code of practice for general landscape operations (excluding hard surfaces).

b. If within a period of 5 years from the date of planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted, 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 originally planted shall be planted at the same place in the next planting season/within one year of the original tree's demise unless the local planning authority gives its written consent to any variations.

c. All tree planting shall be carried out in accordance with the details so approved and in any event prior to occupation of any part of the development within the relevant phase.

REASON: To safeguard the appearance of the locality

U0152701 NS41 Hard & Soft Landscaping Scheme

Notwithstanding the details illustrated, prior to the commencement of above ground works of the relevant phase, full details of both hard and soft landscaping works

(including tree planting) shall be submitted to and approved in writing by the local planning authority.

A. These hard surfacing details shall include

- proposed finished levels or contours
- car parking layout
- other vehicle and pedestrian access and circulation areas
- hard surfacing materials.
- Hard Landscaping Management and Maintenance Plan

A. Soft landscape works shall include

- planting plans
- written specifications (including cultivation and other operations associated with plant and grass establishment)
- Specifications shall detail the quantity, density, size, species, position and the proposed time or programme of planting of all shrubs, hedges, grasses etc., together with an indication of how they integrate with the proposal in the long term with regard to their mature size and anticipated routine maintenance. (The species should include wildflower grassland and species rich SUDs planting)
- Tree pit specification
- All species* should be of native or non-native plants of known value for wildlife and include examples of seed/fruit bearing species, pollinator plants and those which attract night flying insects.
- Irrigation system
- All tree, shrub and hedge planting included within that specification shall be carried out in accordance with BS 3936:1986 (Parts 1, 1992, Nursery Stock, Specification for trees and shrubs, and 4, 1984, Specification for forest trees); BS 4043: 1989, Transplanting root-balled trees; and BS 4428:1989, Code of practice for general landscape operations (excluding hard surfaces).

B. All hard and soft landscape works shall be carried out in accordance with the approved details and in any event prior to the occupation of any part of the development.

C. Any planting carried out as part of the approved details and which dies or is removed within the first five years shall be replaced in the next available planting season with a similar size and species to be agreed in writing by the Local Planning Authority.

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

U0152702 NS42 Air Quality and emissions control

The development shall not be implemented other than in accordance with the recommendations within the Air Quality Assessment.

a. The development hereby approved shall achieve Air Quality Neutral.

b. The development hereby approved shall be served by non-combustion heating and cooling Air Source Heat Pumps, as per the Approved Air Quality Assessment, prior to their first occupation within that relevant phase, and thereafter maintained as approved.

REASON: To protect air quality for nearby receptors and to accord with the terms of the application

U0152703 NS43 Commercial Kitchen Odour Control

A scheme for the extraction and treatment of fumes and odours generated from cooking or any other activity undertaken on the premises shall be submitted to and approved in writing by the Local Planning Authority. Any equipment, plant or process approved pursuant to such details shall be installed prior to the first use of the premises and shall be operated and retained in accordance with the approved details and operated in accordance with manufacturer's instructions.

REASON: To prevent undue odour pollution.

U0152704 NS44 Commercial Kitchen Extraction System

Before the kitchen extraction plant to which the application refers is first used at the proposed community centre, a scheme shall be submitted to and approved in writing by the local planning authority which demonstrates that the following noise design requirements can be complied with upon installation and shall thereafter be retained as approved:

a. The cumulative measured or calculated rating level of noise emitted from the kitchen extraction plant to which the application refers, shall be 5dB(A) below the existing background noise level, at all times that the mechanical system etc. operates. The measured or calculated noise levels shall be determined 1 metre from the facade of the nearest second floor noise sensitive premises, and in accordance with the latest British Standard 4142; An alternative position for assessment /measurement may be used to allow ease of access, this must be shown on a map and noise propagation calculations detailed to show how the design criteria is achieved.

b. The plant shall be isolated so as to ensure that vibration amplitudes which causes re-radiated noise not to exceed the limits detailed in table 4 detailed in section 7.7.2 of BS8233:2014 Guidance on sound insulation and noise reduction for buildings

c. A commissioning acoustic test and report shall be undertaken within 2 weeks of mechanical services being in first use, in order to demonstrate that parts a and b of this condition above has been achieved. The results of the test shall be submitted to and approved in writing by the LPA.

d. If the commissioning acoustic test identified the limits are not achieved, the plant shall be operational until a scheme for further mitigation to enable such limits be reached are submitted to and approved in writing by the Local Planning Authority and thereafter implemented and retained as approved.

REASON: To ensure the development does not cause unreasonable noise pollution.

U0152705 NS45 Vehicle parking

a) Prior to the commencement of development, a phasing plan for the delivery of all parking on site shall be submitted to and approved in writing by the Local Planning Authority.

b) The parking spaces as outlined in the approved drawings shall be provided in accordance with a phasing strategy, including phasing and delivery (taking account of occupation of buildings) that has first been submitted to and approved in writing by the Local Planning Authority. The development shall not be implemented other than in accordance with the approved scheme. The parking spaces on the approved drawing shall be made available for vehicle parking only and retained as such for the lifetime of the development.

REASON: To accord with the terms of the application.

U0152706 NS46 EV Parking

Prior to the first occupation of each phase of the development hereby approved there shall first be submitted to and approved in writing by the Local Planning Authority a scheme showing provision on site of electric vehicle charging points, and which shall be implemented in full as approved prior to the first occupation within that phase. These details shall show the location, quantum and specification of the electric vehicle charging points within that phase. The scheme of electric vehicle charging shall be retained thereafter as approved. Following the implementation of the scheme, should a charging point become damaged or ineffective; it should be repaired within one calendar month.

REASON: To facilitate the use of less polluting vehicles.

U0152707 NS47 Noise Management Plan

Prior to the first use of the Makers Lab, a Noise Management Plan (NMP) arising from the use of the Makers Lab shall be submitted to and approved in writing by the Local Planning Authority, which shall include as a minimum, written details of the following information.

- i. Measures to be taken to prevent fugitive noise emissions from the makers lab and the outside space
 - ii. In the event of a complaint, the mechanism by which such complaints are logged, investigated and actions taken recorded
 - iii. Documentation of an annual review of the NMP
 - iv. How the NMP will be made available upon request by the Environmental Health Department in the event of a complaint
- The Makers Lab shall not be occupied other than in accordance with the approved NMP.

REASON: To protect neighbour amenity.

U0152708 NS48 Sound Attenuation Scheme

1. The building envelope of the development to which the application refers shall be constructed so as to provide sound attenuation against externally generated noise sources including those arising from the use of the play areas so as to achieve the internal ambient noise levels detailed below. The measured or calculated noise levels shall be determined in accordance with the latest British Standard 8233:2014 Guidance on sound insulation and noise reduction for buildings. Any works which form part of the scheme shall be completed in accordance with the approved details before the dwellings are occupied and shall thereafter be retained as approved.

2. Internal noise levels should be achieved with windows open for rapid ventilation purposes. Where this cannot be achieved alternative means of ventilation and cooling will be required. Where whole house ventilation is provided then acoustically treated inlets and outlets should ideally be located away from the façade(s) most exposed to noise (and any local sources of air pollution).

SITUATION	LOCATION	07:00-23:00hrs	
23:00-07:00hrs			
Resting	Living room	35dB LAeq, 16 hour	-
Dining	Dining room/area	40dB LAeq, 16 hour	-
Sleeping	Bedroom	35dB LAeq, 16 hour	30dB
LAeq, 8 hour (daytime resting)			
Sleeping	Bedroom	-	
45dB LAMax (several times in any one day)			

3. The measured or calculated noise levels activity shall be determined in accordance with the latest British Standard 8233:2014 Guidance on sound insulation and noise reduction for buildings.

REASON: To ensure a suitable standard of accommodation.

U0152709 NS49 Urban Greening Factor

Prior to the first occupation of the development hereby approved, unless otherwise agreed in writing, confirmation that the whole development achieves an urban greening factor score of 0.44 shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be maintained as approved.

REASON: To ensure the development meets the greening and biodiversity aspirations of the Local and London Plan and complies with the terms of the application submission.

U0152710 NS50 Secure by Design

The development hereby approved shall achieve 'Secure by Design' accreditation awarded by the Design-Out Crime Officer from the Metropolitan Police Service on behalf of the Association of Chief Police Officers (ACPO). Evidence of such accreditation to be submitted to the Local Planning Authority prior to occupation of any part of the development hereby permitted.

REASON: to promote the wellbeing of the area and to ensure the development provides a safe and secure environment.

U0152711 NS51 Zero Carbon

Upon practical completion of the residential development hereby approved, a scheme demonstrating zero carbon standards (including any Carbon Off-Set contribution) have been met shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of energy conservation in accordance with the Development Plan.

U0152712 NS52 Zero Carbon

Prior to the occupation of the community centre and Makers Lab, a scheme demonstrating zero carbon standards (including any Carbon Off-Set contribution) have been met shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of energy conservation in accordance with the Development Plan.

U0152713 NS53 Water Capacity

No development of the relevant phase shall be occupied until confirmation has been provided that either:- all water network upgrades required to accommodate the additional demand to serve the development have been completed; or - a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.

REASON: The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development.

U0152714 NS54 Foul Drainage

The development hereby approved shall not be occupied until all foul water network upgrades required to accommodate the additional flows from the development have been completed.

REASON: Network reinforcement works are required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents.

U0152715 NS55 Lift Maintenance and Management

Prior to the occupation of the first occupation blocks B, C, E, I, M, O, S, T/U and V a lift maintenance and management plan for the building shall be submitted to and approved in writing by the Local Planning Authority. The building shall not be occupied other than in accordance with the approved scheme.

REASON: To ensure appropriate fire safety and access

U0152716 NS56 Cycle Parking (Community Centre and

Prior to the first use of the community centre and makers lab full details of the cycle parking to serve these facilities shall first be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be first provided before first occupation of the respective buildings they will serve and shall be retained only for cycle parking as approved thereafter.

REASON: To promote the use of sustainable modes of transport and details of the phasing of construction of internal roads, to be secured via pre-commencement planning conditions.

U0152717 NS57 Residential Cycle Parking

The cycle parking spaces as outlined on drawing HCR-BPTW-S01-ZZ-DR-A-0105 C02 shall be provided as approved prior to the first occupation of the relevant building and shall be retained only for cycle parking as approved thereafter.

REASON: In the interests of air quality and to promote sustainable forms of travel.

U0152718 NS58 Streetlighting

Prior to the commencement of development above ground works of Phase 1 of the development a Streetlighting Strategy, based on the principles set out in Lighting Strategy Framework (LUC May 2022) shall first be submitted to and approved in writing by the Local Planning Authority. The details shall include location, height, type and direction of light sources and intensity of illumination. No phase of the development shall be occupied until the scheme of streetlighting for that relevant phase has been carried out in accordance with the approved details. Any lighting that is so installed shall not thereafter be altered other than for routine maintenance which does not change its details.

REASON: To ensure highway safety, to ensure the sustainability of existing and proposed trees and in the interests of good urban design.

U0152719 NS59 Installation of Drainage Scheme

No building hereby permitted shall be occupied until evidence (photographs and installation contracts) is submitted to demonstrate that the sustainable drainage scheme for the site has been completed in accordance with the submitted details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan for all the proposed drainage components for the lifetime of the development.

Reason: To comply with the Non-Statutory Technical Standards for Sustainable Drainage Systems, the National Planning Policy Framework (Paragraph 103), the London Plan (Policies SI 12 and SI 13) along with associated guidance to these policies and Choose and Richmond's Local Plan Policy LP 21.

U0152720 NS60 Servicing and Delivery Management P

Prior to the occupation of any part of the development hereby approved, a detailed Delivery and Servicing Plan (DSP) for the relevant phase shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall consider the cumulative impact of each phase of development and coordination with other phases. Thereafter the development shall not be occupied other than in accordance with the approved details.

REASON: To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-street parking and loading facilities in compliance.

U0152721 NS61 Communal Gardens

Prior to the occupation of those blocks which share a communal garden, details of access to and maintenance of the communal garden shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied other than in accordance with the approved scheme.

REASON: In the interest of inclusive access in accordance with Council's policy.

U0152722 NS62 Street furniture details

Prior to the first occupation of the relevant phase of development hereby approved, details (including design, location, materials, manufacturers product design / care information) of all street and public realm furniture shall be submitted to and approved in writing by the Local Planning Authority. This shall include, but not be limited to:

- a. Bins
 - b. Benches / seating
 - c. Bollards, barriers, gates
 - d. Railings
 - e. Water fountains
 - f. Coordination with other phases of development
- The development shall be carried out in accordance with the approved details and be insitu prior to the occupation of any part of the development within that phase and thereafter maintained only as approved.
- REASON: To ensure that the proposed development does not prejudice the appearance of the locality.

U0152723 NS63 Flood Emergency Evacuation Plan

Prior to the occupation of the relevant phase of development hereby permitted, a Flood Emergency Evacuation Plan shall be submitted and approved in writing by the Local Planning Authority. The Flood Emergency Evacuation Plan shall be written in accordance with the Strategic Flood Risk Assessment and NPPF and taking into account 'Guidance on producing a Flood Emergency Plan'. The development shall not be occupied other than in accordance with the approved scheme, which shall thereafter be annually reviewed and updated as required.

REASON: To minimise the risks from flooding.

U0152724 NS64 Wind Mitigation Measures

Prior to the occupation of the top floor units and corner units of blocks E, I, M, C, R, S and V, a scheme to mitigate wind speeds and improve the wind conditions of these areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be implemented other than in accordance with the approved scheme, and thereafter maintained as approved for the lifetime of the development.

REASON: To improve comfort levels within these areas.

U0152725 NS65 Approved Drawings

The development hereby permitted shall be carried out in accordance with the following approved plans and documents, where applicable.

Received 9th May 2022:

Daylight, sunlight and Overshadowing Report April 2022
Environmental Statement
Flood Risk Assessment and Drainage Strategy v2 April 2022
Outline Construction Logistics Plan v 1.1 April 2022
Parking management plan v. 1.1 April 2022
Planning Statement - April 2022
Playing field assessment v 3 April 2022
Statement of Community Involvement March 2022
Transport Assessment v 2.3 April 2022

Received 10th May 2022:

BREEAM 2018 Pre-Assessment Report R03 April 2022
Design and Access - April 2022 C01
Viability Statement April 2022
Sustainability Statement R02 April 2022
Utilities Assessment March 2022
Drawing numbers: HCR-BPTW-B01-00-DR-A-1010 C01; HCR-BPTW-B01-01-DR-A-1011 C01; HCR-BPTW-B01-02-DR-A-1012 C01;
HCR-BPTW-B01-03-DR-A-1013 C01; HCR-BPTW-B01-04-DR-A-1014 C01; HCR-BPTW-B02-00-DR-A-1020 C01;
HCR-BPTW-B02-01-DR-A-1021 C01; HCR-BPTW-B02-02-DR-A-1022 C01; HCR-BPTW-B02-03-DR-A-1023 C01;

HCR-BPTW-B02-04-DR-A-1024 C01; HCR-BPTW-B03-00-DR-A-1030 C01; HCR-BPTW-B03-01-DR-A-1031 C01;
HCR-BPTW-B03-02-DR-A-1032 C01; HCR-BPTW-B03-03-DR-A-1033 C01; HCR-BPTW-B03-04-DR-A-1034 C01;
HCR-BPTW-B03-05-DR-A-1035 C01; HCR-BPTW-B03-06-DR-A-1036 C01; HCR-BPTW-B04-00-DR-A-1040 C01;
HCR-BPTW-B04-01-DR-A-1041 C01; HCR-BPTW-B04-02-DR-A-1042 C01; HCR-BPTW-B04-03-DR-A-1043 C01;
HCR-BPTW-B04-04-DR-A-1044 C01; HCR-BPTW-B05-00-DR-A-1050 C01; HCR-BPTW-B05-01-DR-A-1051 C01;
HCR-BPTW-B05-02-DR-A-1052 C01; HCR-BPTW-B05-03-DR-A-1053 C01; HCR-BPTW-B05-04-DR-A-1054 C01;
HCR-BPTW-B05-05-DR-A-1055 C01; HCR-BPTW-B05-06-DR-A-1056 C01; HCR-BPTW-B09-00-DR-A-1090 C01;
HCR-BPTW-B09-01-DR-A-1091 C01; HCR-BPTW-B09-02-DR-A-1092 C01; HCR-BPTW-B09-03-DR-A-1093 C01;
HCR-BPTW-B09-04-DR-A-1094 C01; HCR-BPTW-B09-05-DR-A-1095 C01; HCR-BPTW-B09-06-DR-A-1096 C01;
HCR-BPTW-B13-00-DR-A-1130 C01; HCR-BPTW-B13-01-DR-A-1131 C01; HCR-BPTW-B13-02-DR-A-1132 C01;
HCR-BPTW-B13-03-DR-A-1133 C01; HCR-BPTW-B13-04-DR-A-1134 C01; HCR-BPTW-B13-05-DR-A-1134 C01;
HCR-BPTW-B13-06-DR-A-1136 C01; HCR-BPTW-B14-01-DR-A-1141 C01; HCR-BPTW-B14-02-DR-A-1142 C01;
HCR-BPTW-B14-03-DR-A-1143 C01; HCR-BPTW-B14-04-DR-A-1144 C01; HCR-BPTW-B01-ZZ-DR-A-2001 C01;
HCR-BPTW-B02-ZZ-DR-A-2002 C01; HCR-BPTW-B03-ZZ-DR-A-2004 C01; HCR-BPTW-B03-ZZ-DR-A-2005 C01;
HCR-BPTW-B04-ZZ-DR-A-2006 C01; HCR-BPTW-B04-ZZ-DR-A-2007 C01; HCR-BPTW-B05-ZZ-DR-A-2008 C01;
HCR-BPTW-B05-ZZ-DR-A-2009 C01; HCR-BPTW-B09-ZZ-DR-A-2011 C01 (Elevations 1 & 2);
HCR-BPTW-B09-ZZ-DR-A-2011 C01 (Elevations 3 & 4); HCR-BPTW-B13-ZZ-DR-A-2012 C01; HCR-BPTW-B13-ZZ-DR-A-2013 C01;
HCR-BPTW-B14-ZZ-DR-A-2014 C01; HCR-BPTW-ZZ-ZZ-DR-A-2040 C01; HCR-BPTW-B01-ZZ-DR-A-2210 C01;
HCR-BPTW-B02-ZZ-DR-A-2211 C01; HCR-BPTW-B03-ZZ-DR-A-2212 C01; HCR-BPTW-B04-ZZ-DR-A-2213 C01;
HCR-BPTW-B05-ZZ-DR-A-2214 C01; HCR-BPTW-B09-ZZ-DR-A-2215 C01; HCR-BPTW-B13-ZZ-DR-A-2216 C01;
HCR-BPTW-B13-ZZ-DR-A-2217 C01; HCR-BPTW-B14-ZZ-DR-A-2218 C01; HCR-BPTW-XX-XX-SA-A-0100 C01;
HCR-BPTW-XX-XX-SA-A-0101 C01; HCR-BPTW-XX-XX-SA-A-0104 C01

Received 11th May 2022:

Drawing numbers: HCR-BPTW-SE-ZZ-DR-A-0001 C01; HCR-BPTW-SE-ZZ-DR-A-0002 C01; HCR-BPTW-SE-ZZ-DR-A-0003 C01;
HCR-BPTW-SE-ZZ-DR-A-0004 C01; HCR-BPTW-SE-ZZ-DR-A-0005 C01; HCR-BPTW-SE-ZZ-DR-A-0006 C01;
HCR-BPTW-SE-ZZ-DR-A-0007 C01; HCR-BPTW-SE-ZZ-DR-A-0008 C01; HCR-BPTW-SE-ZZ-DR-A-0009 C01;
HCR-BPTW-SE-ZZ-DR-A-0015 C01; HCR-BPTW-SE-ZZ-DR-A-0016 C01; HCR-BPTW-SE-ZZ-DR-A-0017 C01;
HCR-BPTW-SE-ZZ-DR-A-0018 C01; HCR-BPTW-SE-ZZ-DR-A-0019 C01; HCR-BPTW-SE-ZZ-DR-A-0020 C01;
HCR-BPTW-SE-ZZ-DR-A-0021 C01; HCR-BPTW-SE-ZZ-DR-A-0022 C01; HCR-BPTW-SE-ZZ-DR-A-0023 C01;
HCR-BPTW-SE-ZZ-DR-A-0024 C01; HCR-BPTW-SE-ZZ-DR-A-0025 C01; HCR-BPTW-SE-ZZ-DR-A-0026 C01;

HCR-BPTW-SE-ZZ-DR-A-0027 C01; HCR-BPTW-SE-ZZ-DR-A-0028 C01; HCR-BPTW-SE-ZZ-DR-A-0029 C01;
HCR-BPTW-SE-ZZ-DR-A-0030 C01; HCR-BPTW-SE-ZZ-DR-A-0031 C01; HCR-BPTW-SE-ZZ-DR-A-0032 C01;
HCR-BPTW-SE-ZZ-DR-A-0033 C01; HCR-BPTW-S01-ZZ-DR-A-0100 C01; HCR-BPTW-S01-B1-DR-A-0127 C01;
HCR-BPTW-S01-ZZ-DR-A-0160 C01; HCR-BPTW-S01-ZZ-DR-A-0161 C01; HCR-BPTW-S01-ZZ-DR-A-0162 C01;
HCR-BPTW-S01-ZZ-DR-A-0163 C01; HCR-BPTW-S01-ZZ-DR-A-0164 C01; HCR-BPTW-B15-01-DR-A-1151 C01;
HCR-BPTW-B15-02-DR-A-1152 C01; HCR-BPTW-B15-03-DR-A-1153 C01; HCR-BPTW-B15-04-DR-A-1154 C01;
HCR-BPTW-B18-00-DR-A-1180 C01; HCR-BPTW-B18-01-DR-A-1181 C01; HCR-BPTW-B18-02-DR-A-1182 C01;
HCR-BPTW-B18-03-DR-A-1183 C01; HCR-BPTW-B18-04-DR-A-1184 C01; HCR-BPTW-B18-05-DR-A-1185 C01;
HCR-BPTW-B19-00-DR-A-1190 C01; HCR-BPTW-B19-01-DR-A-1191 C01; HCR-BPTW-B19-02-DR-A-1192 C01;
HCR-BPTW-B19-03-DR-A-1193 C01; HCR-BPTW-B19-04-DR-A-1194 C01; HCR-BPTW-B19-05-DR-A-1195 C01;
HCR-BPTW-B19-06-DR-A-1196 C01; HCR-BPTW-B22-00-DR-A-1220 C01; HCR-BPTW-B22-01-DR-A-1221 C01;
HCR-BPTW-B22-02-DR-A-1222 C01; HCR-BPTW-B22-03-DR-A-1223 C01; HCR-BPTW-B22-04-DR-A-1224 C01;
HCR-BPTW-B22-05-DR-A-1225 C01; HCR-BPTW-B22-06-DR-A-1226 C01; HCR-BPTW-B24-00-DR-A-1240 C01;
HCR-BPTW-B24-01-DR-A-1241 C01; HCR-BPTW-B24-02-DR-A-1242 C01; HCR-BPTW-B24-03-DR-A-1243 C01;
HCR-BPTW-B24-04-DR-A-1244 C01; HCR-BPTW-T02-ZZ-DR-A-1270 C01; HCR-BPTW-T03-ZZ-DR-A-1271 C01;
HCR-BPTW-T01-ZZ-DR-A-1272 C01; HCR-BPTW-T04-ZZ-DR-A-1273 C01; HCR-BPTW-T04-ZZ-DR-A-1274 C01;
HCR-BPTW-B18-ZZ-DR-A-2016 C01; HCR-BPTW-B19-ZZ-DR-A-2017 C01; HCR-BPTW-B19-ZZ-DR-A-2018 C01;
HCR-BPTW-B22-ZZ-DR-A-2019 C01; HCR-BPTW-B22-ZZ-DR-A-2020 C01; HCR-BPTW-B23-ZZ-DR-A-2021 C01;
HCR-BPTW-B24-ZZ-DR-A-2023 C01; HCR-BPTW-B24-ZZ-DR-A-2024 C01; HCR-BPTW-T01-ZZ-DR-A-2030 C01;
HCR-BPTW-T02-ZZ-DR-A-2031 C01; HCR-BPTW-T03-ZZ-DR-A-2032 C01; HCR-BPTW-T04-ZZ-DR-A-2033 C01;
HCR-BPTW-T04-ZZ-DR-A-2034 C01; HCR-BPTW-S01-ZZ-DR-A-2201 C01; HCR-BPTW-B15-ZZ-DR-A-2219 C01;
HCR-BPTW-B18-ZZ-DR-A-2220 C01; HCR-BPTW-B19-ZZ-DR-A-2221 C01; HCR-BPTW-B24-ZZ-DR-A-2222 C01;
HCR-BPTW-B22-ZZ-DR-A-2223 C01; HCR-BPTW-B23-ZZ-DR-A-2224 C01; HCR-BPTW-T01-ZZ-DR-A-2230 C01;
HCR-BPTW-T02-ZZ-DR-A-2231 C01; HCR-BPTW-T03-ZZ-DR-A-2232 C01; HCR-BPTW-T04-ZZ-DR-A-2233 C01;
HCR-BPTW-S01-ZZ-DR-A-2241 C01; HCR-BPTW-S01-ZZ-DR-A-2242 C01; HCR-BPTW-S01-ZZ-DR-A-2243 C01;
HCR-BPTW-S01-ZZ-DR-A-2244 C01
Community Centre: WRAP GA A 0100 P01; WRAP GA A 0101 P01; WRAP A 0102 P01; WRAP GA A 0120 P01; WRAP A A 0121 P01;
WRAP GA A 0122 P01; WRAP GA A 0123 P01; WRAP GA A 0165 P01; WRAP GA A 0167 P01; WRAP GA A 0168 P01; WRAP GA A 0169 P01; WRAP GA A 0175 P01;
WRAP GA A 0177 P01; WRAP GA A 0178 P01; WRAP GA A 0185 P01; WRAP GA A 0186 P01; WRAP GA A 0600 P01; WRAP GA A 0601 P01; WRAP GA A 0602 P01
Makers Lab: WRAP GA A 0117 P01; WRAP GA A 0116 P01; WRAP GA A 0115 P01; WRAP GA A 0605 P01; WRAP GA A 0606 P01; WRAP GA A 0301 P01; WRAP GA A

0168 P01; WRAP GA A 0185 P01; WRAP GA A 0167 P01; WRAP GA A 0186 P01;
WRAP GA A 0165 P01;
WRAP GA A 0302 P01; WRAP GA A 0103 P01

Received 13th June 2022:

Biodiverse roof strategy v 2.0 May 2022

Heritage, Townscape and Visual Impact Assessment May 2022

Lighting strategy framework May v1.0 2022

Open Space Assessment v7 April 2022

Sequential Assessment May 2022

Odour Assessment v1.1 April 2022

Drawing numbers: HCR-BPTW-SE-ZZ-DR-A-0040 C01; HCR-BPTW-SE-ZZ-DR-A-0041 C01; HCR-BPTW-SE-ZZ-DR-A-0042 C01;

HCR-BPTW-B01-00-DR-A-5901 C01; HCR-BPTW-B02-00-DR-A-5902 C01; HCR-BPTW-B03-00-DR-A-5903 C01;

HCR-BPTW-B04-00-DR-A-5904 C01; HCR-BPTW-B05-00-DR-A-5905 C01; HCR-BPTW-B09-00-DR-A-5906 C01;

HCR-BPTW-B13-00-DR-A-5907 C01; HCR-BPTW-B18-00-DR-A-5910 C01; HCR-BPTW-B19-00-DR-A-5911 C01;

HCR-BPTW-B22-00-DR-A-5912 C01; HCR-BPTW-B23-00-DR-A-5913 C01; HCR-BPTW-B24-00-DR-A-5914 C01

Makers Lab: WRAP GA A 0300 P02

Landscaping: 11265-LD-PLN-214 B; 11265-LD-PLN-215 B

Received 14th June 2022:

WRAP A 0176 P02

Received 3rd August 2022:

Sustainable construction checklist 2020 v 1.2

Received 22nd September 2022:

11265-LD-PLN-225 C

Received 23rd September 2022:

T10 maintenance and management plan

Landscaping: 11265-LD-PLN-211 D; 11265-LD-PLN-212 E; 11265-LD-PLN-213 E; 11265-LD-PLN-221 P01

Received 28th September 2022:

HCR-BPTW-S01-ZZ-DR-A-0102 C02; HCR-BPTW-S01-ZZ-DR-A-0104 C03; HCR-BPTW-S01-ZZ-DR-A-0105 C02;

HCR-BPTW-S01-ZZ-DR-A-0106 C02; HCR-BPTW-S01-ZZ-DR-A-0107 C02; HCR-BPTW-S01-ZZ-DR-A-0108 C02;

HCR-BPTW-S01-ZZ-DR-A-0109 C02; HCR-BPTW-S01-ZZ-DR-A-0110 C02; HCR-BPTW-S01-ZZ-DR-A-0111 C02;

HCR-BPTW-S01-ZZ-DR-A-0112 C02; HCR-BPTW-S01-ZZ-DR-A-0113 C02; HCR-BPTW-S01-00-DR-A-0120 C02;

HCR-BPTW-S01-01-DR-A-0121 C02; HCR-BPTW-S01-02-DR-A-0122 C02; HCR-BPTW-S01-03-DR-A-0123 C02;

HCR-BPTW-S01-04-DR-A-0124 C02; HCR-BPTW-S01-05-DR-A-0125 C02; HCR-BPTW-S01-06-DR-A-0126 C02;

HCR-BPTW-S01-ZZ-DR-A-0130 C02; HCR-BPTW-S01-ZZ-DR-A-0140 C02; HCR-BPTW-B14-00-DR-A-1140 C03;

HCR-BPTW-B15-00-DR-A-1150 C02; HCR-BPTW-B23-00-DR-A-1230 C02; HCR-BPTW-B23-01-DR-A-1231 C02;

HCR-BPTW-B23-02-DR-A-1232 C02; HCR-BPTW-B23-03-DR-A-1233 C02; HCR-BPTW-B23-04-DR-A-1234 C02;

HCR-BPTW-B02-ZZ-DR-A-2003 C02; HCR-BPTW-B15-ZZ-DR-A-2015 C02; HCR-BPTW-B23-ZZ-DR-A-2022 C02;

HCR-BPTW-B14-00-DR-A-5908 C03; HCR-BPTW-B15-00-DR-A-5909 C02

Community Centre: WRAP A 0190 P02; WRAP GA A 0166 P03
Makers Lab: WRAP GA A 0166 P03; WRAP GA A 0190 P02
Landscaping: 11265-LD-PLN-100 E; 11265-LD-PLN-201 P07; 11265-LD-PLN-202 P07;
11265-LD-PLN-203 P09; 11265-LD-PLN-204 P07; 11265-LD-PLN-401 P05; 11265-LD-
PLN-402 P05; 11265-LD-PLN-403 P05; 11265-LD-PLN-404 P05

Received 30 September 2022:
Equalities impact assessment Aug 2022
Groundwater depths June 2022
PV Panel schedule
Detailed Circular Economy Statement R05 Sept 2022
Fire Strategy Statement April 2022
Framework travel plan v 2.1 August 2022
Overheating assessment R03 August 2022
Whole Life Carbon Assessment R06 April 2022
Climate Based Daylight Modelling and Sunlight Report Sept 2022

Received 4th October 2022:
11265-LD-PLN-226 C

Received 10th October 2022:
Delivery and servicing plan v 2.1 September 2022

Received 12th October 2022:
Energy strategy R05 October 2022:
Appendix 3 - GLA Carbon Emission Reporting Spreadsheet
Appendix 4 - Be Lean/Be Green SAP/BRUKL data
GLA Consultation - Marked up Energy Memo 2022
WLC Assessment template

Received 27th October 2022:
HCR-BPTW-SE-ZZ-DR-A-0117 C02; HCR-BPTW-SE-ZZ-DR-A-0118 C01

REASON: To accord with the terms of the application, for the avoidance of doubt and in the interests of proper planning.

U0152726 NS66 SuDS - EA

No infiltration of surface water drainage into the ground is permitted other than with the written consent of the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants.

U0152727 NS67 Vegetation Removal

Vegetation clearance shall not be carried out other than outside of the bird nesting season (March to September inclusive). If this is not feasible, prior to any clearance, a scheme shall be submitted to and approved in writing outlining the safeguarding measures that will be undertaken to ensure ecological impacts are avoided. This shall include, but not be limited to, checking all vegetation by an experienced ecologist no more than 5 days prior to the works and an exclusion zone set up or works delayed as necessary. The development shall only be implemented in accordance with the approved scheme.

REASON: To ensure that ecological impacts are avoided or mitigated.

U0152728 NS68 Basement

The development shall not be implemented other than in accordance with the recommendations as outlined in the approved Basement Impact Assessment, which shall thereafter be maintained.

REASON: To mitigate the risk of flooding.

U0152729 NS69 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.

U0152730 NS70 Community Centre Hours of Use

The community centre hereby approved shall not be open for use other than during the following times, unless otherwise agreed in writing with the Local Planning Authority:

- Monday to Saturday 07:00 - 22:00

- Sundays and Bank Holidays 08:00 - 21:00

REASON: To ensure the development does not result in unacceptable noise and disturbance to surrounding occupants.

U0152731 NS71 Makers Lab Hours of Use

The Makers Lab hereby approved shall not be open to use other than during the following times:

- Monday to Saturday 09:00 - 22:00

- Sundays and Bank Holidays 08:00 - 21:00

REASON: To ensure the development does not result in unacceptable noise and disturbance to surrounding occupants.

U0152732 NS72 Amplified music

a. Makers Lab: No music or amplified sound system shall be used or generated which is audible outside the premises or within adjacent buildings. No amplified music or musical equipment shall be used in the outdoor grounds of the makers lab hereby approved at any time.

b. Community Centre: No music or amplified sound system shall be used or generated which is audible outside the premises or within adjacent buildings.

REASON: To ensure the development does not result in unacceptable noise and disturbance to surrounding occupants.

U0152733 NS73 PV panels

Prior to the occupation of each phase of the development hereby approved, details of the siting, gradient, and number of PV panels to be installed within each phase shall be submitted to and approved in writing by the Local Planning Authority; and implemented as approved and thereafter maintained as approved.

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

U0152734 NS74 Contaminated land recommendations

The development hereby approved shall not be implemented other than in accordance with the recommendations as outlined in Chapter 7 of the Environmental Statement by Greengage.

REASON: To ensure the health and safety of the site, workers and surrounding occupants.

U0152735 NS75 Fire Safety

The development hereby approved shall not be constructed or occupied other than in accordance with the approved Fire Safety Statement by Affinity and maintained as such, unless otherwise agreed in writing and necessitated by Building Control and / or the Building Safety Regulator.

REASON: To ensure a safe form of development.

U0152736 NS76 Ecological Mitigation and Bat Surve

1. The development shall not be constructed other than in accordance with the recommendations as set out in the Preliminary Ecological Appraisal by Greengage, Nov 2021.

2. All recommendations as per the Greengage Preliminary Ecological Appraisal and Emergent/Re-Entry Survey dated November 2021 and March 2022 respectively shall be implemented in full during construction works and prior to occupation of the relevant phase of development.

3. Prior to the commencement of demolition phases 2 and 3, a further bat emergent/re-entry survey shall be submitted to and approved in writing by the Local Planning Authority.

Should works not start prior to March 2024 or before each phase an up to date survey may be required.

REASON: To ensure bat data is current and in accordance with good practice.

U0152737 NS77 Restriction-Alterations/extn

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order) no external alterations or extensions shall be carried out to the building(s) hereby approved.

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

U0152738 NS78 Restriction on use of roof

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order) no part(s) of the roof of the building(s) hereby approved shall be used as a balcony or terrace nor shall any access be formed thereto except for the roof terraces identified within the approved plans.

REASON: To safeguard the amenities of the occupiers of adjoining property.

U0152739 NS79 BREEAM

Unless otherwise agreed in writing by the Local Planning Authority, the non-residential uses hereby approved shall achieve BREEAM Rating of 'Excellent' in accordance with the terms of the application & the requirements of the BREEAM Guide (or such national measure of sustainability for design that replaces that scheme).

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

U0152740 NS80 Energy Reduction

1. The energy reduction for both residential and non-residential uses shall be achieved in line with the strategies outlined in the Energy Strategy, by Energist (R05, Oct 2022)

2. The residential uses hereby approved shall achieve not less than 66% reduction in Carbon dioxide emissions beyond Building Regulations requirements (2013).

3. The non-residential uses hereby approved shall achieve not less than 60% reduction in Carbon Dioxide emissions beyond Building Regulations requirements (2013).

The development shall not be implemented other than in accordance with the approved scheme.

REASON: In the interests of energy conservation in accordance with the Development Plan.

U0152741 NS81 Accessible Homes

a) The development hereby approved shall comprise 12 no. affordable rent, 8 no. shared ownership, 1 no. London Living Rent, 6 no. leaseholder re-provision and 19 no. private for sale residential units constructed to accord with the technical specifications of Section M4(3) for a Wheelchair Accessible dwelling as set out in Approved Document M.

b) 90% of the dwellings hereby approved shall be constructed to meet the standards for a Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015, and all such provisions shall remain in place for the life of the building.

REASON: To ensure that the development offers inclusive housing solutions

U0152742 NS82 Trees to be Retained

a) Trees, hedges and shrubs shown to be retained on the approved plan(s) shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during (or after) construction, or is found to be seriously diseased or dying, another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

b) Remedial work should be carried out to BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON: To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area.

U0152743 NS83 Non-residential land uses

a. The non-residential land uses hereby permitted shall not be occupied other than in accordance with the following uses:

- Community Centre (Class F2)
- Makers Lab (Class F2)

b. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or reenacting that Order), no change of use shall be carried out to any of the non residential uses hereby approved without prior written consent from the Local Planning Authority.

REASON: To safeguard the community uses, the amenities of nearby residents and to accord with the terms of the application.

U0152744 NS84 Business Parking Permits

In the event that a controlled parking zone is established within 200m of the application site in the future, no user of the community centre or the makers lab shall be granted a Business Parking Permit to park a motor vehicle in any place within the CPZ within the Councils Area, nor will they be entitled to apply for a season ticket to park a motor vehicle in any car park controlled by the council.

REASON: In the interests of highway safety and convenience and to promote sustainable transport choices.

U0152745 NS85 Obscure glazing

Prior to the commencement of works above ground level, a scheme shall be submitted to and approved in writing by the Local Planning Authority illustrating which windows shall be non-opening and fitted with obscure glazing, and those units to have additional screening. The proposed development shall not be implemented other than in accordance with such details, and thereafter retained as approved.

REASON: To protect residential amenity of future occupants.

U0152746 NS86 Vertical detailing

Notwithstanding what is illustrated on elevations for Blocks G and K, a scheme for vertical detailing on the rear façade to delineate the properties shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of above ground works on these blocks. The development shall not be implemented other than in accordance with the approved scheme.

REASON: To ensure high quality design.

U0152747 NS87 Community Centre Scheme of Managememe

Prior to the closure of the existing community centre, a scheme of management of the new community centre shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied other than in accordance with the approved details unless otherwise approved in writing.

REASON: To ensure the development is supported by community infrastructure

U0152748 NS88 Makers Lab Scheme of Management

Prior to the closure of the existing Makers Lab, a scheme of management of the new Makers Lab shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied other than in accordance with the approved details unless otherwise approved in writing.

REASON: To ensure the development is supported by community infrastructure.

U0152749 Post Construction Monitoring Report

Prior to the occupation of each phase of development, a post-construction monitoring report should be completed in line with the GLA's Circular Economy Statement Guidance. The post-construction monitoring report shall be submitted to the GLA, currently via email at: circulareconomystatements@london.gov.uk, along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation of the phase of development.

REASON: In the interests of sustainable waste management and in order to maximise the re-use of materials

DETAILED INFORMATIVES

U0074735 Reason for granting

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.

U0074736 NPPF Approval

In accordance with Section 4 of the National Planning Policy Framework, Richmond upon Thames Borough Council takes a positive and proactive approach to the delivery of sustainable development, by:

- Providing a formal pre-application service
- Providing written policies and guidance, all of which is available to view on the Council's website
- Where appropriate, negotiating amendments to secure a positive decision
- Determining applications in a timely manner - In this instance the application was amended following negotiations with the Council to ensure the scheme complied with adopted policy and guidance, and the application was recommended for approval and referred to the first available Planning Committee available

U0074737 Principal Policies

Where relevant, the following have been taken into account in the consideration of this proposal:

- London Plan (2021):
- London Borough of Richmond Local Plan (2018)
- National Planning Policy Framework Sections (NPPF) (2021):
- Supplementary Planning Documents:

U0074738 CIL Liable

The applicant is advised that this permission results in a chargeable scheme under the Borough's and the Mayor of London's Community Infrastructure Levy.

U0074739 IL05 Advertisements

The applicant is advised of the need to obtain separate consent under the Town & Country Planning (Control of Advertisements) Regulations 1992 for any advertisements requiring express consent which it is to display on these premises.

U0074740 Damage to Public Highway

- a) 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.
- b) BEFORE ANY WORK COMMENCES you MUST contact Highways and Transport, London Borough of Richmond upon Thames, 44 York Street, Twickenham TW1 3BZ (Telephone 020 8891 7090 ask for the Streetscene inspector for your area or email highwaysandtransport@richmond.gov.uk) to arrange a pre commencement photographic survey of the public highways adjacent to and within the vicinity of the site.
- c) The precondition survey will ensure you are not charged for any damage which existed prior to commencement of your works. If you fail to contact us to arrange a pre commencement survey then it will be assumed that any damage to the highway was caused by your activities and you will be charged the full cost of repair.
- d) Once the site works are completed you need to contact us again to arrange for a post construction inspection to be carried out. If there is no further damage then the case will be closed. If damage or further damage is found to have occurred then you will be asked to pay for repairs to be carried out.

U0074741 Noise Control - Building Sites

- a) The attention of the applicant is drawn to the requirements of section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise and vibration on construction and demolition sites.

b) An application, under section 61 of the Act for prior consent to the works, can be made to the Environmental Health Department. Under the Act the Council has certain powers to control noise from construction sites. Typically, the Council will limit the times during which sites are permitted to make noise that their neighbours can hear. For general construction works the Council usually imposes (when necessary) the following limits on noisy works:

- Monday to Friday 8am to 6pm
- Saturdays 8am to 1pm
- Sundays and Public Holidays- No noisy activities allowed.

c) Where developments include foundations works require piling operations it is important to limit the amount of noise and vibration that may affect local residents. There are a number of different piling methods suitable for differing circumstances. Guidance is contained in British Standard BS 5228 Noise control on Construction and Open Sites - Part 4: Code of Practice for noise and vibration control applicable to piling operations. Where there is a risk of disturbance being caused from piling operations then the council under section 60 Control of Pollution Act 1974 can require Best Practicable Means (BPM) to be carried out. This may entail limiting the type of piling operation that can be carried out. The types of piling operations which are more suitable for sensitive development in terms of noise and vibration impact are;

- Hydraulic Piling
- Auger Piling
- Diaphragm Walling

d) Applicants should also be aware of the guidance contained in:

- British Standard 5228;2009- Noise and vibration control on construction and open sites.
- Development Control for Noise Generating and Noise Sensitive Development Supplementary Planning Document (SDP) - [development_control_noise_generation_noise_sensitive_development_spd_adopted_september_2018.pdf](https://www.richmond.gov.uk/media/10000/development_control_noise_generation_noise_sensitive_development_spd_adopted_september_2018.pdf) (richmond.gov.uk)

e) Any enquiries for further information should be made to the Commercial Environmental Health Team - Contact Environmental Health - London Borough of Richmond upon Thames

U0074742 Piling 1

Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure. Please read our guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.

<https://www.thameswater.co.uk/developers/larger-scale-developments/planning-yourdevelopment/working-near-our-pipes> Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

U0074743 Piling 2

Piling can result in risks to groundwater quality by mobilising contamination when boring through different bedrock layers and creating preferential pathways. Thus it should be demonstrated that any proposed piling will not result in contamination of groundwater. If Piling is proposed, a Piling Risk Assessment must be submitted, written in accordance with EA guidance document "Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention. National Groundwater & Contaminated Land Centre report NC/99/73".

U0074744 Waste

The CLAIRE Definition of Waste: Development Industry Code of Practice (version 2) provides operators with a framework for determining whether or not excavated material

arising from site during remediation and/or land development works are waste or have ceased to be waste. Under the Code of Practice:

- Excavated materials that are recovered via a treatment operation can be re-used on site providing they are treated to a standard such that they are fit for purpose and unlikely to cause pollution
 - Treated materials can be transferred between sites as part of a hub and cluster project
 - Some naturally occurring clean material can be transferred directly between sites.
- Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on site operations are clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

The Environment Agency recommends that developers should refer to:

- The Position Statement on the Definition of Waste: Development Industry Code of Practice and;
- The Environmental Regulations page on GOV.UK

U0074745 Working Near or Diverting Pipes

The applicant is advised to read Thames Water's guide to working near or diverting our pipes. <https://www.thameswater.co.uk/developers/larger-scale-developments/planningyour-development/working-near-our-pipes>

U0074746 Ground Water Risk Management Permit

As required by Building regulations part H paragraph 2.36, Thames Water requests that the Applicant should incorporate within their proposal, protection to the property to prevent sewage flooding, by installing a positive pumped device (or equivalent reflecting technological advances), on the assumption that the sewerage network may surcharge to ground level during storm conditions. If as part of the basement development there is a proposal to discharge ground water to the public network, this would require a Groundwater Risk Management Permit from Thames Water. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. The developer is expected to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

U0074747 Discharge to public sewers

Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website.

<https://www.thameswater.co.uk/developers/larger-scale-developments/planning-yourdevelopment/working-near-our-pipes>

U0074748 Wayleaves and Easements

This site is affected by wayleaves and easements within the boundary of or close to the application site. Thames Water will seek assurances that these will not be affected by the proposed development. The applicant should undertake appropriate searches to confirm this. To discuss the proposed development in more detail, the applicant should contact Developer Services - <https://www.thameswater.co.uk/developers>

U0074749 Underground Assets

The proposed development is located within 15m of Thames Waters underground assets, as such the proposed development could cause the assets to fail if appropriate measures are not taken. The applicant is advised to read Thames Water guide 'Working

near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://www.thameswater.co.uk/developers/larger-scale-developments/planningyourdevelopment/working-near-our-pipes>

U0074750 Petrol and Oil

Thames Water recommends that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses.

U0074751 Archaeology WSI

Written schemes of investigation will need to be prepared and implemented by a suitably professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. The above condition requiring a Written Scheme of Investigation is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

U0074752 Archaeology Public Engagement

The public engagement could involve activities such as:

- Using heritage cues to influence place making
- The installation of an exhibition on the history of the area within the new Makers Lab
- An oral history and recollections project to interview the long-standing residents of the estate

U0074753 Applicants Advice on conditions

a) The applicants are advised, when considering condition 'Demolition and Construction Management Statement / Logistics Plan, the LPA expects the hours of deliveries avoids 08:30-09:30 and 15:00-16:00 hours.

b) It is understood no boilers are proposed in the scheme. If boilers are installed they must meet minimum NOx emissions standards of 0.04 g/KWH of heat supplied. Dispersion modelling should be used to determine the optimum height. No air inlet should be within 10m of exhaust flues.

U0074754 Obscure glazing

The applicant is advised that the details submitted in relation to the obscure glazing condition must address all relationships where the separation distances fall short of recommended distances included within the Council's guidance.

U0074755 Car Park Management Plan

The applicants are advised when drafting the car park management plan (associated to condition NS33), this should detail the allocation of car parking spaces.

U0074756 Construction Management Plan

The applicants are encouraged to liaise with ward councillors on the vehicular route of construction traffic prior to submitting the construction management plan (condition NS03) to the Local Planning Authority for approval.

FUL Applications

Making an Appeal – Summary Guidance

Whether to appeal

If the Local Planning Authority (LPA) turn down your application, you should look carefully at the reasons why they turned it down before you make an appeal. You should speak to the LPA to see if you can sort out the problem - perhaps by changing your proposal. An appeal should only ever be a last resort.

Type of appeal:

Planning Application

Appeal time:

Within six months of the date of the council's decision letter.

Who can appeal?

The applicant or their agent may lodge an appeal.

The right of appeal:

You can appeal against the council's decision:

- If you applied to the Local Planning Authority and they:
 - Refused permission;
 - Gave permission but with conditions you think are inappropriate;
 - Haven't approved the details of a scheme which they or the Secretary of State have already given outline planning permission for or;
 - Have approved the details of a scheme but with conditions you think are inappropriate or unreasonable.

- If the LPA rejected a proposal arising from a condition or limitation on a planning permission.
- If the LPA don't decide your application within the time allowed. Normally the time allowed is eight weeks from when they accept your application.
- If the LPA told you they needed more information before they could decide your outline planning application, but you do not want to supply this.

You will make your appeal to the Department for Communities and Local Government of which the Planning Inspectorate is a part. Most are decided by specialist officers in the Planning Inspectorate. Only the person or business applying for consent to display an advertisement may appeal. If the council issues a discontinuance notice, only those on whom the notice is served may appeal.

The appeal process:

Appeals must be made

- Online at www.planninginspectorate.gov.uk, or
- Initial Appeals, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

It will be expected that all appeal documentation will be submitted electronically.

The process is fully documented on the website of the Planning Inspectorate www.planninginspectorate.gov.uk, however in summary there are three main types of appeal:

Written procedure:

Written evidence is considered from the applicant/agent/business and the council. The council will send copies of any letters of objection or support they received when considering your application. Within six weeks of the Inspectorate receiving your appeal forms the council will send a copy of their statement to the Inspectorate. You must make any comment on these within three weeks.

Hearing procedure:

Hearings allow you and the council to exchange views and discuss your appeal. Before the hearing the council will send a copy of their statement to you and the Inspectorate. You can comment on their statement in writing otherwise the Inspectorate will treat the reasons given in your appeal form as the basis of your case for discussion.

Hearings are usually held in council offices. The Inspector leads the discussion and invites the people involved to put their points across. The Inspector will visit the site unaccompanied before the hearing and will make a further accompanied visit as part of the hearing.

Inquiry procedure:

Inquiries are normally for large-scale applications. A public inquiry is a formal procedure in which both parties have legal representation.

Making your views known on someone else's appeal:

The LPA will notify anyone who took part in the consultations when you first applied for permission that you are appealing. For appeals decided by hearing or inquiry the LPA will tell interested people when and where this will be and let them know that they can attend. The Inspectorate will also take account of the views of certain groups who have a right to comment, for example, owners of a site, local amenity groups and so on.

Costs:

Normally you and the council will pay for your own expenses in an appeal. You can only claim costs when you can show that the council have behaved in an unreasonable way causing unnecessary expense.

Who to contact?

The Planning Inspectorate

Website www.planninginspectorate.gov.uk

Email enquiries@pins.gsi.gov.uk

Telephone 0303 444 5000

Write to Initial Appeals, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN

London Borough of Richmond upon Thames

Website www.richmond.gov.uk/planning

Email planningappeals@richmond.gov.uk

Telephone 020 8891 1411 for advice

Write to The Appeals Officer, Development Control, Civic Centre, 44 York Street, Twickenham TW1 3BZ