

# Draft Conditions – Homebase, Manor Road

Planning application no: 19/0510/FUL

GLA reference: GLA/4795/03

N.B: These represent draft conditions that have not yet been discussed with the applicant and Council. The report seeks delegated authority to the Head of Development Management to agree the final wording of the conditions and informatives as approved by the Mayor; with any material changes being referred back to the Mayor;

## **Planning Permission for:**

Demolition of existing buildings and structures and comprehensive phased residential-led redevelopment to provide 453 residential units (173 affordable), flexible retail, community and office uses, provision of car and cycle parking, landscaping, public and private open spaces and all other necessary enabling works.

## **Conditions:**

### **1. Expiration of Planning Permission**

The development to which this permission relates shall begin no later than the expiration of 3 years from the date of this planning permission.

*Reason: To comply with Section 92 of the Town & Country Planning Act 1990 (As Amended). A period of 3 years is considered to be a reasonable time limit in view of the extent and timescale of the proposal.*

### **2. Approved Drawings and Documents**

The development hereby permitted shall be carried out in accordance with the following approved plans, [unless otherwise agreed in writing with the local authority]:

<b>Existing plans</b>
Existing site location plan: MNR AA ALL ZZ DR A 1000 R2
Existing site block plan: MNR AA ALL ZZ DR A 1100 R2
Existing ground floor plan: MNR AA ALL GF DR A 1200 R2
Existing mezzanine plan: MNR AA ALL M1 DR A 1201 R2
Existing sections: MNR AA ALL ZZ DR A 1300 R2
Existing elevations: MNR AA ALL ZZ DR A 1400 R2
Existing bus layover facility: MNR-AA-ALL-ZZ-DR-A-1600 R1
<b>Demolition plans</b>

Site plan demolition drawing: MNR AA ALL ZZ DR A 1500 R2	
Ground floor existing demolition drawing: MNR AA ALL GF DR A 1501 R2	
Mezzanine floor existing demolition drawing: MNR AA ALL M1 DR A 1502 R2	
Sections existing demolition drawing: MNR AA ALL ZZ DR A 1503 R2	
Elevations existing demolition drawing: MNR AA ALL ZZ DR A 1504 R2	
<b>Proposed drawings</b>	
<b><i>General arrangement plans</i></b>	
Basement plan	MNR AA ALL B1 DR A 1999 R13
Ground floor plan	MNR AA ALL GF DR A 2000 R21
First floor plan	MNR AA ALL 01 DR A 2001 R18
Second floor plan	MNR AA ALL 02 DR A 2002 R15
Third floor plan	MNR AA ALL 03 DR A 2003 R15
Fourth floor plan	MNR AA ALL 04 DR A 2004 R15
Fifth floor plan	MNR AA ALL 05 DR A 2005 R15
Sixth floor plan	MNR AA ALL 06 DR A 2006 R15
Seventh floor plan	MNR AA ALL 07 DR A 2007 R15
Eighth floor plan	MNR AA ALL 08 DR A 2008 R14
Ninth floor plan	MNR AA ALL 09 DR A 2009 R14
Tenth floor plan	MNR AA ALL 10 DR A 2010 R4
Roof plan	MNR AA ALL 11 DR A 2011 R18
Phasing plan	MNR-AA-ALL-GF-DR-A-2100 R2
Affordable housing plan	MNR-AA-ALL-10-DR-A-2110 R4
Waste storage plan	MNR-A-SK-200925HB01-R1
<b>Proposed drawings</b>	
<b><i>Floor plans</i></b>	
<b><i>Block A</i></b>	
Core A – Ground floor plan	MNR AA BA1 01 DR A 2100 R11

Core A – First floor plan	MNR AA BA1 01 DR A 2101 R10
Core A – Second floor plan	MNR AA BA1 01 DR A 2102 R10
Core A – Third floor plan	MNR AA BA1 01 DR A 2103 R10
Core A – Fourth floor plan	MNR AA BA1 01 DR A 2104 R10
Core A – Fifth floor plan	MNR AA BA1 01 DR A 2105 R10
Core A – Sixth floor plan	MNR AA BA1 01 DR A 2106 R10
Core A – Seventh floor plan	MNR AA BA1 01 DR A 2107 R10
Core A – Roof plan	MNR AA BA1 01 DR A 2108 R1
Cores B, C, D – Basement plan	MNR AA BA2 B DR A 2199 R11
Cores B, C, D – Ground floor plan	MNR AA BA2 01 DR A 2200 R11
Cores B, C, D – First floor plan	MNR AA BA2 01 DR A 2201 R10
Cores B, C, D – Second floor plan	MNR AA BA2 02 DR A 2202 R10
Cores B, C, D – Third floor plan	MNR AA BA2 03 DR A 2203 R10
Cores B, C, D – Fourth floor plan	MNR AA BA2 04 DR A 2204 R10
Cores B, C, D – Fifth floor plan	MNR AA BA2 05 DR A 2205 R10
Cores B, C, D – Sixth floor plan	MNR AA BA2 06 DR A 2206 R10
Cores B, C, D – Seventh floor plan	MNR AA BA2 07 DR A 2207 R10
Cores B, C, D – Eighth floor plan	MNR AA BA2 07 DR A 2208 R10
<b>Block B</b>	
Core A – Ground floor plan	MNR AA BB1 GF DR A 2300 R10
Core A – First floor plan	MNR AA BB1 01 DR A 2301 R10
Core A – Second floor plan	MNR AA BB1 02 DR A 2302 R10
Core A – Third floor plan	MNR AA BB1 03 DR A 2303 R10
Core A – Fourth floor plan	MNR AA BB1 04 DR A 2304 R10
Core A – Fifth floor plan	MNR AA BB1 05 DR A 2305 R10
Core A – Sixth floor plan	MNR AA BB1 06 DR A 2306 R10
Core A – Seventh floor plan	MNR AA BB1 07 DR A 2307 R10

Core A – Eighth floor plan	MNR AA BB1 08 DR A 2308 R10
Core A – Ninth floor plan	MNR AA BB1 09 DR A 2309 R10
Core A – Tenth floor plan	MNR AA BB1 10 DR A 2310 R10
Core A – Roof plan	MNR AA BB1 11 DR A 2311 R2
<b>Block C</b>	
Cores A & B – Ground floor plan	MNR AA BC1 GF DR A 2400 R10
Cores A & B – First floor plan	MNR AA BC1 01 DR A 2401 R10
Cores A & B – Second floor plan	MNR AA BC1 02 DR A 2402 R9
Cores A & B – Third floor plan	MNR AA BC1 03 DR A 2403 R10
Cores A & B – Fourth floor plan	MNR AA BC1 04 DR A 2404 R10
Cores A & B – Fifth floor plan	MNR AA BC1 05 DR A 2405 R10
Cores A & B – Sixth floor plan	MNR AA BC1 06 DR A 2406 R10
Cores A & B – Seventh floor plan	MNR AA BC1 07 DR A 2407 R10
Cores A & B – Eighth floor plan	MNR AA BC1 08 DR A 2408 R10
Cores A & B – Ninth floor plan	MNR AA BC1 09 DR A 2409 R2
Cores A & B – Roof plan	MNR AA BC1 10 DR A 2410 R2
<b>Block D</b>	
Cores A & B – Ground floor plan	MNR AA BD1 GF DR A 2500 R11
Cores A & B – First floor plan	MNR AA BD1 01 DR A 2501 R10
Cores A & B – Second floor plan	MNR AA BD1 02 DR A 2502 R10
Cores A & B – Third floor plan	MNR AA BD1 03 DR A 2503 R10
Cores A & B – Fourth floor plan	MNR AA BD1 04 DR A 2504 R10
Cores A & B – Fifth floor plan	MNR AA BD1 05 DR A 2505 R10
Cores A & B – Sixth floor plan	MNR AA BD1 06 DR A 2506 R10
Cores A & B – Seventh floor plan	MNR AA BD1 07 DR A 2507 R10
Cores A & B – Roof plan	MNR AA BD1 08 DR A 2508 R10
<b>Elevations and sections</b>	

Proposed site sections	MNR AA ALL ZZ DR A 3000 R5
Elevation AA – Manor Road	MNR AA ALL ZZ DR A 4000 R3
Block A elevations	MNR AA BLA ZZ DR A 4100 R6
Block A elevations	MNR AA BLA ZZ DR A 4101 R6
Block A elevations	MNR AA BLA ZZ DR A 4102 R7
Block A elevations	MNR AA BLA ZZ DR A 4103 R6
Block A elevations	MNR AA BLA ZZ DR A 4104 R6
Block A elevations	MNR AA BLA ZZ DR A 4105 R6
Block A elevations	MNR AA BLA ZZ DR A 4106 R5
Block A elevations	MNR AA BLA ZZ DR A 4107 R5
Block B elevations	MNR AA BLB ZZ DR A 4200 R6
Block B elevations	MNR AA BLB ZZ DR A 4201 R6
Block B elevations	MNR AA BLB ZZ DR A 4202 R6
Block B elevations	MNR AA BLB ZZ DR A 4203 R6
Block C elevations	MNR AA BLC ZZ DR A 4300 R6
Block C elevations	MNR AA BLC ZZ DR A 4301 R6
Block C elevations	MNR AA BLC ZZ DR A 4302 R6
Block C elevations	MNR AA BLC ZZ DR A 4303 R6
Block C elevations	MNR AA BLC ZZ DR A 4304 R5
Block C elevations	MNR AA BLC ZZ DR A 4305 R5
Block D elevations	MNR AA BLD ZZ DR A 4400 R5
Block D elevations	MNR AA BLD ZZ DR A 4401 R6
Block D elevations	MNR AA BLD ZZ DR A 4402 R5
Block D elevations	MNR AA BLD ZZ DR A 4403 R5
Block D elevations	MNR AA BLD ZZ DR A 4404 R5
Block D elevations	MNR AA BLD ZZ DR A 4405 R4
<b><i>Landscape drawings</i></b>	

Landscape general arrangement	P11559-00-001-100-08
Landscape roof plan	P11559-00-001-101-04
Typical tree pit details	P11559-00-001-400-02
<b>Supporting documents</b>	
<b><i>Original application</i></b>	
Design and Access Statement (February 2019)	
Heritage Statement (February 2019)	
Townscape and Visual Impact Appraisal (February 2019)	
Townscape and Visual Impact Appraisal Addendum V2 (May 2019)	
Arboricultural Appraisal and Implications Assessment (November 2019)	
Waste Management Strategy Addendum (November 2019)	
Health Impact Assessment (May 2019)	
<b><i>Additional and revised documents for representation hearing (July 2020)</i></b>	
Area Schedule: Proposed amended development	
Revised Geoenvironmental & Geotechnical Preliminary Risk Assessment	
Design and Access Statement Architectural Addendum	
Design and Access Statement Landscaping Addendum	
Revised Flood Risk Assessment and Drainage Strategy	
Arboricultural Appraisal and Implications Assessment Addendum	
Revised Circular Economy Statement	
Revised Construction Environmental Management Plan	
Health Impact Assessment Addendum	
Heritage Statement Addendum	
Revised Daylight Sunlight Report	
Planning Statement Addendum	

Revised Air Quality Assessment
Revised Commercial Travel Plan
Revised Energy Strategy
Revised Fire Safety Statement
Revised Lighting Design Strategy
Revised Noise Vibration Impact Assessment
Revised Preliminary Risk Assessment
Revised Residential Travel Plan
Revised Servicing and Delivery Management Plan
Revised Sustainability Strategy
Revised Transport Assessment
Revised Utilities Statement
Revised Waste Management Strategy Addendum
Revised Wind Microclimate Assessment
Townscape and Visual Impact Appraisal Addendum
Whole Life Carbon Assessment

*Reason: For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the application as assessed.*

### **3. Approval of Materials**

No above ground works shall take place in any phase of the development until details of all materials to be used in that phase have been submitted to and approved in writing by the relevant Local Planning Authority. This detail shall include the following:

- Samples of bricks, joints and cladding, (annotated plans at a scale of not less than 1:20 unless otherwise agreed in writing with the Local Planning Authority);
- External windows, balconies, winter gardens, doors, screen, louvres and balustrading (annotated plans at a scale of not less than 1:10 unless otherwise agreed in writing with the Local Planning Authority);

- Depth of window reveals, colonnades and soffits (annotated plans at a scale of not less than 1:20 unless otherwise agreed in writing with the Local Planning Authority).
- Shop fronts, entrances and openings (annotated plans at a scale of not less than 1:20 unless otherwise agreed in writing with the Local Planning Authority).
- Surface materials for car parking areas, shared space and associated circulation spaces;

Such details must demonstrate compatibility with the approved drawings and Design Code. Thereafter the development shall be constructed with the approved materials.

*Reason: To ensure a satisfactory standard of external appearance, in accordance with Richmond Local Plan Policy LP1 and London Plan Policy 7.6.*

#### **4. Air Quality**

Prior to the commencement of development, a report detailing the assessment of potential air quality effects, including an air quality neutral/positive assessment (in line with adopted policy) and detailing any necessary mitigation to avoid significant effects, shall be submitted to and approved in writing by the Local Planning Authority. The mitigation measures as approved shall be implemented and retained for the duration of the development.

*Reason: To protect air quality and health by ensuring that the production of air pollutants is kept to a minimum during the course of building works and during the lifetime of the development.*

#### **5. Biodiversity**

Prior to the occupation of each phase of development hereby permitted, a scheme for biodiversity enhancements in the form of a Habitat Management Plan (HMP) shall be submitted to and approved in writing by the local planning authority. This should include No Net Loss and Net Gain calculations, working to the provided methodology and in accordance with BS42020:2013; plans materials, specifications and data, to demonstrate in detail how all ecological mitigation, compensation and enhancement measures identified in the approved Environmental Statement will be implemented within the Development and details of the long-term ecological objectives, maintenance schedules, management and monitoring. Work shall be undertaken in accordance with the approved scheme and thereafter retained.

*Reason: To enhance the biodiversity value of the land*

#### **6. BREEAM (non-residential uses)**

- a) Prior to the commencement of the fit out of the commercial units, a design Stage Assessment (under BREEAM) shall be carried out and a copy of the summary score sheet and interim BREEAM Certificate submitted to and approved in writing by, the Local Planning Authority. The assessment shall include measures to be undertaken to seek to achieve a rating of BREEAM Excellent.
- b) Within 3 months of first occupation of the relevant building, a copy of the summary score sheet and Post-Construction Review Certificate (under BREEAM) shall be submitted to, and approved in writing by, the Local Planning Authority,

verifying that the agreed standards have been met. This assessment will be produced post-occupancy, to allow time for collation of accurate evidence, and for the 2-month review and comment period by the BRE.

*Reason: In the interests of addressing climate change, secure sustainable development, and comply with Richmond Local Plan Policy LP22 and London Plan Policy 5.3.*

## **7. Car and Cycle Parking Management Plan**

Prior to the first occupation of the development, a site wide Car and Cycle Parking Management Plan shall be submitted to and approved in writing by the Local Planning Authority, and must include at least the following details:

- The proposed allocation of and management arrangements for the Blue Badge parking spaces;
- The provision of Electric Vehicle Charging Points (EVCP) in accordance with adopted London Plan Guidance;
- The safety and security measures to be incorporated within the development to ensure the safety of car/cycle parking areas; and

The car and cycle parking shall be provided and managed in accordance with the approved strategy for the life of the development, or as otherwise agreed in writing by the Local Planning Authority.

*Reason: Car parking management must be identified to ensure that it is appropriately allocated and not to prejudice the free flow of traffic or conditions of general safety along the internal roads and adjoining highway in accordance with London Plan Policy 6.1 and 6.13.*

## **8. Carbon Emissions Reduction (residential)**

- a) The development shall seek to achieve one hundred per cent (100%) reduction in regulated building carbon dioxide emissions over Part L 2013 of the building regulations and achieve no less than thirty-five per cent (35%) reduction in building carbon dioxide emissions over a 2013 Building Regulations compliant development from on-site measures, in line with the submitted Revised Energy Strategy (October 2019).
- b) Prior to first occupation of the building the developer shall submit evidence that the minimum 35% reduction over 2013 Building Regulations has been achieved from on-site measures. All remaining regulated CO<sub>2</sub> emissions not dealt with on site must be offset through a section 106 contribution.

*Reason: To minimise future carbon dioxide emissions, mitigate climate change, and to comply with London Plan Policy 5.2.*

## **9. Construction Environment Management Plan**

Prior to the commencement of each phase of the development including demolition, site clearance and/or construction works, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the local planning authority. The CEMP shall include (but not be limited to) details relating to

- a) any demolition, ground works, (including decontamination);

- b) scheme for security fencing / hoardings, depicting a readily visible 24-hour contact number for queries or emergencies;
- c) construction and access to the site;
- d) hours of operation;
- e) means to control noise, odour dust, vibration and smoke;
- f) road cleaning including wheel washing;
- g) suitable pollution prevention measures for the safe storage of fuels, oils and chemicals and the control of sediment laden site discharge to protect water quality including into the Thames during the construction phase;
- h) details of vibro-compaction machinery and a method statement;
- i) details of disposal of waste arising from the construction programme, including final disposal points (the burning of waste on the site at any time is specifically precluded);
- j) any other matters relevant to this particular site, including liaising with developers and construction teams of neighbouring sites (through the LPA), in order to identify and address potential cumulative environmental effects during the demolition and construction phase.

The CEMP should be in accordance with the GLA's Supplementary Planning Guidance 'Control of Dust and Emissions during Demolition and Construction'. The development shall be constructed in accordance with the approved statement. The CEMP shall be implemented as approved and periodically reviewed following environmental audits of its implementation. Results of these audits will be made available to the Council upon request. The CEMP shall be retained and complied with for the duration of the demolition, site clearance and construction process for the relevant phase.

*Reason: To safeguard the public, the environment and in accordance with the mitigation measures identified in the Environmental Impact Assessment. This condition is required to be pre-commencement as the CEMP needs to be in place before any works take place and to mitigate against the impacts of the demolition / construction process.*

## **10. Contamination**

Prior to the commencement of development hereby permitted a contamination report shall be submitted to, and approved in writing by, the local planning authority. This report shall include an assessment of the risks posed by any contamination and a monitoring and maintenance plan in respect of contamination, including a timetable of monitoring and submission of reports to the local planning authority. Should remediation be required, no development in that phase shall commence until a report is submitted to and approved in writing by the local planning authority specifying the measures to be taken, including the timescale, to remediate the site to render it suitable for use.

If remediation is required, no building within that phase shall be occupied unless and until a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation has been submitted to and approved in writing by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan")

for longer-term arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the local planning authority.

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.

The development shall only be constructed in accordance with the approved details.

*Reason: To safeguard the public, the environment and surface and groundwater as this site may have or is known to have been used in the past for activities that are likely to have resulted in it being contaminated with material that is potentially harmful to humans. The first part of this condition is required to be pre-commencement as any development within the site could result in contamination risks which could be mitigated with an appropriate assessment and remediation. The second part is pre-occupation to ensure the approved remediation has been successfully completed and the development can be occupied safely without contamination risks being realised*

## **11. Cooking Restriction**

Should primary cooking take place within one of the flexible commercial uses proposed, prior to its occupation full details, with calculations, of the proposed extraction system should be submitted to and approved in writing by the local planning authority. The submission shall include, where applicable, details of:

- a) The extract fan, silencers, anti-vibration mounts, high velocity cowl, filters, odour abatement and any other items of plant;
- b) The velocity of the air at final discharge and duct termination height and location;
- c) The retention time of gases in the carbon filters (where applicable);
- d) A maintenance schedule;

Before commencement of the approved use, the approved extraction system shall be installed on site in accordance with the approved details and shall be retained thereafter. Any variations thereafter shall be agreed in writing by the local planning authority.

*Reason: To safeguard the amenities of future occupiers.*

## **12. Cycle Parking**

a) The total minimum quantum of cycle parking across the development shall not be less than 849 cycle parking spaces: 817 to serve the residential component (805 long stay and 12 short stay) and 31 to serve the commercial component (7 long stay and 25 short stay).

b) Prior to the occupation of the development hereby approved, a Cycle Parking Management Plan shall be submitted to and approved by the local planning authority. The CPMP should include details of the allocation of cycle spaces between the market and affordable housing units and other land uses; details on how these

cycle spaces and access to cycle stores will be managed and enforced; details of the design and materials of cycle stands/storage; details of shower, changing area and locker facilities provision and, details on CCTV and lighting for the cycle storage area. The approved allocations and details are to be completed prior to the occupation of the residential units and/or other uses within that part of the development and shall be permanently retained thereafter.

c) A minimum of 5% of long stay cycle spaces and their accesses are to be designed to be large enough to accommodate adapted cycles, cargo and other types of larger cycles.

d) The relevant phase of the development shall not be occupied until the relevant amount of cycle parking spaces for that phase have been installed and ready for use in accordance with the approved details and the approved CPMP has been implemented in full. Such spaces shall be retained thereafter for this use only by occupiers and visitors to this part of the development only and solely in accordance with the approved CPMP.

*Reason: In order to encourage the use of cycling as a sustainable mode of transport, in accordance with London Plan Policy 6.9.*

### **13. Delivery and Servicing Plan**

The relevant phase of development shall not be occupied unless and until a Delivery and Servicing Plan (DSP) for that phase has been submitted to and approved in writing by the local planning authority in consultation with TfL. The DSP should provide details of the expected type and expected frequency of service vehicles including waste removal for all uses, the hours within which they would arrive and depart, the intended locations for loading and unloading of vehicles, associated waiting and turning areas and access routes showing clear vehicle sweep paths based on up to date information in relation to overall vehicle movements associated with the development. The relevant phase of development shall only be constructed in accordance with the approved details and thereafter permanently retained.

*Reason: To ensure that vehicle movements associated with the use hereby permitted remains consistent and that the use shall not represent any unacceptable level, type, location or timing of vehicle movements such that the safety of pedestrians and cyclists and the efficiency of bus operations shall be unduly prejudiced, nor that residential amenity will be unduly affected and nor that the operation of adjacent highways is unduly affected.*

### **14. Drainage Strategy**

a) No development shall take place in a relevant phase until a drainage strategy detailing any drainage works has been submitted to and approved in writing by the Local Planning Authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

b) No properties shall be occupied until confirmation has been provided to the Local Planning Authority that either:

- i. Capacity exists off site to serve the development; or
- ii. A housing and infrastructure phasing plan has been agreed with Thames Water. Where a housing and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan; or
- iii. All wastewater network upgrades required to accommodate the additional flows from the development have been completed.

Reason: Drainage must be identified prior to the commencement of development to prevent the risk of sewer flooding and to protect water quality, in accordance with and London Plan Policy 5.14.

### **15. Fire Evacuation Lifts**

Prior to commencement of works on the superstructure of each phase, drawings showing the installation of fire evacuation lifts for each building core shall be submitted and approved in writing by the local planning authority. Fire evacuation lifts shall thereafter be installed within the development hereby permitted in accordance with the approved drawings.

*Reason: To ensure the safe and inclusive emergency evacuation of residents in accordance with London Plan Policy 7.2 and Intend to Publish London Plan Policies D5 and D12.*

### **16. Fire Strategy**

Prior to the commencement (exception demolition and site preparation works) of each phase of the outline part of the application, a Fire Strategy Statement shall be submitted to and approved by the local planning authority. The relevant phase of development must be carried out in accordance with the approved details and retained thereafter.

*Reason: To ensure that the development incorporates the necessary fire safety measures in accordance with the Intend to Publish London Plan Policies D5 and D12. This condition is required to be pre-commencement to ensure that these details are considered at an early stage of the process and the required details are an integral part of the construction.*

### **17. Green/Brown Roofs**

Prior to fit out of each phase, detailed proposals for accommodating green/brown roofs and/or green walls as part of the design and layout of the development shall be submitted to the local planning authority and approved in writing. This should include design/product specifications, the proposed implementation timescale and arrangements for on-going maintenance. Where a green roof or green wall is not proposed, the submitted documentary evidence should demonstrate why this would not be feasible or viable having regard to existing site constraints. Each phase of development shall be carried out in accordance with the approved details and the green/brown roofs and/or green walls shall thereafter be retained.

*Reason: To protect, enhance and create habitats for biodiversity. This condition is required to be pre-commencement to ensure that these details are considered at an*

*early stage of the process and the required details are an integral part of the construction.*

### **18. Groundwater – Piling and Penetrative Methods**

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated by a piling risk assessment that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason:

### **19. Invasive Species**

If prior to or during the course of the relevant phase any Japanese Knotweed or other non-native invasive species are found to be present on the phase, then no further development shall take place until a detailed method statement for removing or the long-term management/control of the Japanese Knotweed and/or other non-native invasive species has been submitted to and approved in writing by the local planning authority. The method statement shall include measures that will be used to prevent the spread of Japanese Knotweed and any other non-native invasive species during any operations, e.g. mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds/root/stem of any invasive plant listed under the Wildlife and Countryside Act 1981, as amended. The development shall be carried out in accordance with the approved method statement if one is required.

*Reason: To prevent the spread and further ingress of Japanese Knotweed and any other invasive non-native species in order to conserve and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity both within the development site and on adjacent site.*

### **20. Landscaping**

Prior to the occupation of each phase of development, full details of hard and soft landscaping shall be submitted to and approved in writing by the local planning authority. The details shall include all existing trees and shrubs and proposed trees (including full details of all tree pits) and shrubs, pathway details and their steps and slopes, lighting, signage, wayfinding signage, enclosures, bins, seating and other furniture along with public art. As well as public spaces, the hard and soft landscaping shall include details of private/communal rooftop terraces and gardens and details on how cyclists would use such spaces, in consultation with TfL. All hard and soft landscaping and tree planting shall be carried out in accordance with the approved details and to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards (in particular, BS 3882: Specifications for Topsoil, Recommendations (2015) and BS 8545: Trees from Nursery to Independence in the Landscape, Recommendations (2014) or other recognised codes of good practice). The works shall be carried out prior to the occupation of any part or relevant phase of the development or in accordance with the timetable agreed with the local planning authority. Any tree(s) or plants that (within a period of five years after planting) are removed, die, or (in the opinion of the local planning authority) are damaged or defective shall be replaced as soon as is

reasonably practicable with others of a similar size/species/number as originally approved, unless the local planning authority gives its consent to any variation.

*Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.*

## **21. Lighting**

Prior to the occupation of each phase of development, full details of any proposed external lighting (the External Lighting Scheme) for that phase shall be submitted to and approved in writing by the local planning authority and TfL. Each External Lighting Scheme shall include details of the appearance and technical details/specifications, intensity, orientation and screening of lamps, siting, the means of construction and laying of cabling, the timing of installation and details of the proposed hours of operation. The scheme should be designed to minimise the risk of light spillage beyond the development site boundary and into the sky and to avoid dazzle to nearby transport infrastructure and drivers on nearby roads.

Each External Lighting Scheme is to be constructed and / or installed prior to occupation of the residential units within the relevant phase and shall be retained for so long as the development shall exist. No external lighting shall be installed other than that approved by this condition.

*Reason: To ensure that safety is not compromised with regard to the principles/practices of Secured by Design and to minimise adverse impacts of light pollution.*

## **22. Noise**

A survey measuring noise levels generated from adjacent road, rail, London Underground and London Overground uses shall be submitted to and approved in writing by the local planning authority in relation to the relevant phase of development.

- a) The survey should be accompanied by a scheme setting out mitigation measures such as siting, orientation, noise barriers and other such measures as may be appropriate to be incorporated into the development to ensure internal noise levels specified in BS8233 (Good) (or equivalent British Standard and Model Procedures if replaced) and the WHO guidance are achieved. Where it is shown that the site falls within Category C or D, the mitigation measures shall include the provision of acoustic glazing and mechanical ventilation as required.

All glazing and ventilation installed should be sufficient to provide an internal noise level in line with the BS standard of "good". Evidence should be provided to show that the glazing and ventilation intended to be installed can actually achieve the noise mitigation levels required. This should include manufacturer's test data showing the sound reduction levels achievable. Any required mitigation scheme should ensure that the internal levels can achieve 35 dB LAeq,16hr for daytime (0700 hrs – 2300 hrs) and 30 dB LAeq, 8hr (2300 hrs – 0700 hrs) for night time in all habitable rooms. Furthermore, the mitigation scheme should also demonstrate that the relevant maximum sound

level events do not regularly exceed 45 dB LAFMax during the night time period (2300 hrs – 0700 hrs). The mitigation scheme should ensure that the external amenity levels can achieve less than 55 dB LAeq,16hr for daytime (0700 hrs – 2300 hrs).

The mechanical ventilation system shall meet or exceed the specifications set out in clause 6, schedule 1 of the Noise Insulation Regulations 1975 with regard to acoustic performance and airflow rates.

- b) The relevant phase of the development shall not be occupied unless and until in relation to that building the mitigation measures approved pursuant to (a) above have been implemented in full and certified as such by a suitably qualified engineer approved by the local planning authority. The mitigation measures approved pursuant to (a) above shall be retained for the lifetime of the development.

*Reason: To protect the amenity of future occupants of the development and/or neighbours and safeguard adjacent road, rail, London Underground and London Overground uses from complaints. This condition is required to be pre-commencement to ensure that noise mitigation is considered from the outset.*

### **23. Non-road mobile machinery**

During onsite construction of any phase of development, all non-road transportable industrial equipment or vehicles which are fitted with an internal diesel powered compression ignition engine between 37 and 560KW and not intended for transporting goods or passengers on roads are required to meet Stage IIIB of EU Directive 97/68/E and be NRMM registered. Such vehicles must be run on ultra low sulphur diesel (also known as ULSD 'cleaner diesel' or 'green diesel'). "Ultra low sulphur diesel" means fuel meeting the specification within BS EN 590. Where these standards are succeeded, they should be applied when reasonable.

Exemptions to these standards may be granted for specialist equipment or for equipment with alternative emission reduction equipment or run on alternative fuels. Such exemptions shall be applied for in writing to the local planning authority in advance of the use of such vehicles, detailing the reasons for the exemption being sought and clearly identifying the subject vehicles. Exemptions that are granted will be in writing and such vehicles must not be used until written exemption has been issued by the local planning authority.

No vehicles or plant to which the above emission standards apply shall be on site, at any time, whether in use or not, unless it complies with the above standards, without the prior written consent of the local planning authority.

*Reason: To protect the amenity of future occupants and/or neighbours.*

### **24. Partial Discharge**

Where any application is made to discharge a condition on a partial basis (i.e. in relation to a phase or part of), the submission shall be accompanied by a statement setting out the relationship of such details to previous phases, or part of, the details of which have already been determined, and subsequent phases as appropriate. The

statement shall demonstrate compliance and compatibility with the various details, strategies, drawings and other documents approved pursuant to this planning permission. The statement shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the relevant phase or part thereof.

*Reason: To ensure that the scheme is implemented on a comprehensive and sustainable basis in accordance with London Plan Policy 1.1*

## **25. Playspace**

Details of the boundary treatment, landscaping and play equipment provision of the children's play area shall be submitted to and agreed in writing by the local planning authority prior to the commencement of the relevant phase of the development. The approved scheme shall be carried out prior to the occupation of any part of the relevant phase hereby permitted and thereafter retained in perpetuity.

*Reason: To ensure compliance with development plan policy which seeks the provision of children's play spaces.*

## **26. Landscaping**

Prior to the occupation of each phase of development, full details of hard and soft landscaping shall be submitted to and approved in writing by the local planning authority. The details shall include all existing trees and shrubs and proposed trees (including full details of all tree pits) and shrubs, pathway details and their steps and slopes, lighting, signage, wayfinding signage, enclosures, bins, seating, bollards and other furniture along with public art where appropriate. As well as public spaces, the hard and soft landscaping shall include details of private/communal rooftop terraces and gardens and details on how cyclists would use such spaces. All hard and soft landscaping and tree planting shall be carried out in accordance with the approved details and to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards (in particular, BS 3882: Specifications for Topsoil, Recommendations (2015) and BS 8545: Trees from Nursery to Independence in the Landscape, Recommendations (2014) or other recognised codes of good practice). The works shall be carried out prior to the occupation of any part or relevant phase of the development or in accordance with the timetable agreed with the local planning authority. Any tree(s) or plants that (within a period of five years after planting) are removed, die, or (in the opinion of the local planning authority) are damaged or defective shall be replaced as soon as is reasonably practicable with others of a similar size/species/number as originally approved, unless the local planning authority gives its consent to any variation.

*Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.*

## **27. Public Realm and Landscaping Management Plan**

Prior to occupation of the development, a landscaping management plan shall be submitted to and approved in writing by the local planning authority for that phase. The plan for each phase of the development shall set out how the planting will be managed for a minimum of five years to ensure full and successful establishment of plants and trees. The plans shall identify all landscaped areas that will be under

communal management and clearly specify that properly qualified horticulturists will be contracted to manage the site. The planting shall be thereafter managed in accordance with the approved management plan.

*Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.*

### **28. Refuse and Recycling**

Prior to commencement of development (above ground works) hereby approved, full details of refuse and recycling storage shall be submitted to and approved in writing by the local planning authority. The approved details shall be implemented in full prior to occupation of that phase and retained thereafter.

*Reason: To avoid harm to the character and appearance of the streetscape and local area and to ensure adequate provision of refuse and recycling facilities in the interests of amenity for future and neighbouring occupiers.*

### **29. Shopfronts**

Prior to commencement of superstructure within each phase of development, details and specification of shopfronts (showing window reveals, frames, cills and headers) at a scale of 1:20 shall be submitted to and approved in writing by the local planning authority in relation to the relevant phase. The development shall only be constructed in accordance with the approved details and the approved details shall be complied with for the life of the development.

*Reason: To ensure a satisfactory standard of external appearance of the development in accordance with the Richmond Shopfronts SPD (2010).*

### **30. Specification of Balconies, Entrances, and Typical Bays**

No building within each phase of the development shall commence above ground works unless and until details and specification of balconies, communal entrances, duplex entrances and typical bay (showing window reveals, frames, cills and headers) at a scale of 1:20 have been submitted to and approved in writing by the local planning authority in relation to the relevant phase. The development shall only be constructed in accordance with the approved details, and the approved details shall be complied with for the life of the development.

*Reason: To ensure a satisfactory standard of external appearance of the development.*

### **31. Travel Plan**

The development shall be occupied only in accordance with the approved Travel Plan. No phase shall be occupied until full details of how the approved Travel Plan will be funded, implemented, monitored and reviewed has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan is to be reviewed upon completion of each phase.

*Reason: In order to encourage the use of cycling as a sustainable mode of transport, in accordance with London Plan Policy 6.1 and 6.9.*

### **32. Tree Protection**

Prior to the commencement of the relevant phase of development hereby approved (including demolition and all preparatory work), a scheme for the protection of any retained trees, in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the local planning authority. Specific issues to be dealt with in the TPP and AMS:

- a) Location and installation of services/ utilities/ drainage.
- b) Methods of demolition within the root protection area (RPA as defined in BS 5837: 2012) of the retained trees.
- c) Details of construction within the RPA or that may impact on the retained trees.
- d) A full specification for the installation of boundary treatment works.
- e) A full specification for the construction of any roads, parking areas and driveways, including details of the no-dig specification and extent of the areas of the roads, parking areas and driveways to be constructed using a no-dig specification. Details shall include relevant sections through them.
- f) Detailed levels and cross-sections to show that the raised levels of surfacing, where the installation of no-dig surfacing within Root Protection Areas is proposed, demonstrating that they can be accommodated where they meet with any adjacent building damp proof courses.
- g) A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing.
- h) A specification for scaffolding and ground protection within tree protection zones.
- i) Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area.
- j) Details of site access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires
- k) Boundary treatments within the RPA.
- l) Methodology and detailed assessment of root pruning.
- m) Arboricultural supervision and inspection by a suitably qualified tree specialist.
- n) Reporting of inspection and supervision.

The development thereafter shall be implemented in strict accordance with the approved details.

*Reason: Required prior to commencement of development to satisfy the local planning authority that the tree(s) to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site and locality with best practice and pursuant to section 197 of the Town and Country Planning Act 1990.*

### **33. Urban Greening Factor**

Prior to occupation of each phase of development, documentary evidence must be submitted to the local planning authority and approved in writing to show that phase has achieved an urban greening factor specified within the planning permission. The

measures set out in that evidence for achieving the specified urban greening factor shall thereafter be retained.

*Reason: To improve urban greening in line with London Plan Policy 7.18 and Intend to Publish London Plan Policy G5.*

### **34. Water Efficiency**

Prior to first occupation of each phase of the development, a completed Water Efficiency Calculator for New Dwellings must be submitted to the local planning authority and approved in writing to show that internal potable water consumption for each of the dwellings will be limited to 110 litres per person per day (l/p/d) based on the Government's national calculation method for water efficiency for the purposes of Part G of the Building Regulations. The Water Efficiency Calculator should be accompanied by details of the location and type of all appliances or fittings that use water, the capacity or flow rate of any equipment and any rainwater or greywater collection systems incorporated as part of the development. The development shall be carried out in accordance with the approved details and the approved details shall be complied with for the life of the development.

*Reason: In the interest of energy efficiency and sustainability.*

### **35. Commercial uses**

From 1st September 2020, 50% of the commercial floorspace of the development hereby approved shall be used for A1 retail use (as specified in the schedule to the Use Classes Order on 31 August 2020) only and for no other purpose

*Reason: To ensure that the proposed uses are compatible with th the sites proximity to North Sheen Train Station.*

### **36. Hours of commercial uses**

Any floor space which is to be used for a use falling within Use Classes A3 (Restaurants & Cafés) or Class A4 (Drinking Establishments) as specified in the schedule to the Use Classes Order on 31 August 2020 shall not be open for customers outside the following hours:-

07.00 to 23.00 on Monday to Saturday, and 7.00 to 22.30 on Sundays, Public and Bank Holidays, unless otherwise agreed by the local planning authority

Reason: To safeguard the amenities of future occupiers proposed within this development.

### **37. Environmental Standards**

The development hereby permitted shall be constructed in accordance with the environmental standards, mitigation measures, embedded mitigation measures, requirements, recommendations and methods of implementing the development contained in the Noise Vibration, Lighting Design, Flood Risk and Air Quality reports hereby approved, unless and to the extent that such standards, measures, requirements and methods are altered by the express terms of the conditions

attached to this planning permission and the approved drawings and supplementary documents submitted pursuant to them.

Reason: To ensure that the development is carried out in accordance with the approved reports and the mitigation measures proposed therein.

### **38. Finished floor levels**

No development shall take place on each phase until there has been submitted to and approved by the local planning authority details of all finished levels. There shall be no change in levels unless specifically shown on the approved plans.

Reason: To ensure a satisfactory standard of development is provided.

### **Informatives:**

#### **1. Section 106 Agreement**

You are advised that this permission has been granted subject to a legal agreement under Section 106 of the Town and Country Planning Act 1990.

#### **2. Pre-commencement Conditions**

The pre-commencement and pre-occupation conditions attached to this decision notice are considered necessary in order to safeguard transport infrastructure, protect the amenities of existing residents, future occupiers and users of the proposed development and to ensure that the proposed development results in a sustainable and well-designed scheme amongst other matters.

#### **3. CIL Payment and Liability Notice**

The Greater London Authority consider that this permission is liable for a contribution under the Community Infrastructure Levy (CIL). Before work commences there are certain forms which you must complete and return to the London Borough of Newham. Please note that penalty surcharges could be added to contributions should CIL regulations not be followed. Further details of what to submit and timescales in relation to the Community Infrastructure Levy can be found online at - <https://www.gov.uk/guidance/community-infrastructure-levy>. CIL forms can be found online at - [https://www.planningportal.co.uk/info/200126/applications/70/community\\_infrastructure\\_levy/5](https://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy/5)

#### **4. CIL Phasing**

This planning permission is a phased planning permission which expressly provides for development to be carried out in phases for the purposes of the Community Infrastructure Levy Regulations 2010 (as amended). Each Phase may be treated as a separate chargeable development for the purpose of the Community Infrastructure Levy Regulations 2010 (as amended).

#### **5. Deemed Discharge**

All conditions are exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015 as the development was subject to an Environmental Impact Assessment.

## **6. Adverts**

You are advised that any advertisements to be erected at the premises may require consent under the Control of Advertisement Regulations 2007.

## **7. Site Notices**

Where applicable the developer/applicant is hereby advised to remove all site notices on or near the site that were displayed in pursuant to the application.

## **8. Further Approvals and Consents**

This approval only grants permission under Section 57 of the Town and Country Planning Act 1990. Further approval or consent may be required by other legislation, in particular the Building Regulations and you should contact Building Control, the London Borough of Richmond upon Thames before proceeding with the work.

## **9. Designing Out Crime**

The applicant must seek the advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs) at each phase and notify this office of any changes to the planning application or approved scheme relevant to security or design layout. The services of MPS DOCOs are available free of charge and can be contacted via Docomailbox.NE@met.police.uk or during office hours via Telephone: 0208 217 3813.

## **10. Housing ventilation**

The mechanical ventilation to the bathrooms should comply with Part F of the Building Regulations 2010. Where the kitchen areas form part of a living room they should be provided with mechanical extract ventilation (or other approved alternative to a window opening) to prevent transmission of water vapour and odours to the living areas. Kitchens without windows should have mechanical ventilation to comply with the latest Building Regulations.

## **11. Food Law Requirements**

The kitchen and other food areas of the premises need to comply in full with: EU 852/2004 as enforced by the Food Hygiene (England) Regulations 2006; EU 178/2002 as enforced by the General Food Regulations 2004; and the Food Premises Registration Regulations 1991, (under these regulations there is a requirement to register with the Environmental Health Service at least 28 days prior to opening).

All structural finishes and equipment must comply with the Catering Guide (industry) to Good Hygiene Practice.

Particular Requirements of the Hygiene Legislation Include:

- Sufficient internal and external hygiene refuse storage capacity. The external store should be capable of accommodating standard Council wheeled bins of a total capacity appropriate to the scale of the business. External bins should not be placed in a position where they are likely to cause an obstruction.
- Provision of double sink and wash-hand basin in main food preparation area.
- Hot water supply to all wash-hand basins and sinks should preferably be from a gas fired balanced flue instant water heater.

- Sufficient refrigeration and freezer capacity.
- Sufficient hot food storage / display/capacity (if applicable).
- Kitchen layout to facilitate separation of raw and cooked food handling and preparation.
- Adequate artificial lighting levels throughout, achieved by means of fluorescent tube lights (minimum wattage 40 watts) fitted with diffusers.
- Sufficient general ventilation to all rooms.
- Extraction ventilation to food preparation areas/rooms must be capable of maintaining at least 20 air changes per hour.
- Creation of a lobby between the WC and the food rooms.
- All structural finishes, work surfaces and equipment to be of durable, smooth and impervious materials.

## **12. Lifting Operations and Lifting Equipment Regulations 1998 (LOLER)**

The proposed passenger/goods lift must comply with the requirements of the Lifting Operations and Lifting Equipment Regulations 1998 (LOLER). There is a specific requirement that no new lift may be used unless it has either a certificate of thorough examination or a certificate of conformity to the relevant EU Directive. Normal commissioning documentation is not adequate. Use of a lift that does not comply with LOLER is a criminal offence. You should refer to your CDM planning supervisor to ensure compliance. Note: Compliance with Planning Law does not automatically mean that you will comply with more specific Health and Safety Law requirements.

## **13. Thames Water Assets**

The proposed development is located within 15m of our underground water assets and as such we would like the following informative attached to any approval granted. The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our 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://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk)