



Planning Potential Ltd
Magdalen House
136 - 148 Tooley Street
London
SE1 2TU

TOWN & COUNTRY PLANNING ACT 1990

GRANT OF PLANNING PERMISSION

PROPOSAL: Demolition and comprehensive redevelopment of Hampton Court Station, the Jolly Boatman site and adjoining land to include 66 residential units, retail and commercial floorspace (603sqm), 46 bedroom hotel (redesigned), 61 bedroom care home, refurbished railway station, new transport interchange, new areas of public open space, car parking, highway improvements together with other works incidental to the proposed development.

APPLICANT: Gladedale Special Projects, Network Rail and The Royal Star & Garter

LOCATION: Hampton Court Station & The Jolly Boatman Hampton Court Way East Molesey Surrey KT8 9AE

The decision of Elmbridge Borough Council on the application registered by the Council on 27 June 2008 and described above is Permit subject to S106 Agreement subject to the conditions (if any) set out below. **Please note that any conditions printed in bold take precedence and need to be satisfied before any work commences on site. Where this involves the further approval of submitted details this should be done using the appropriate forms and will be subject to fee in accordance with standard informative 2 (below)**

Conditions/Reasons

1 TIME LIMIT (FULL APPLICATION)

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 51 of Part 4 of the Planning and Compulsory Purchase Act 2004.

2 LIST OF APPROVED PLANS

The development hereby permitted shall be carried out in strict accordance with the following list of approved plans:

PLANS	DRAWING NUMBER	RECEIVED ON
MASTERPLAN		
Ground Floor Plan	0507/2	11 June 2008
Roof Plan	0507/3	11 June 2008
Sections L-L and M-M	0507/4	11 June 2008



Elmbridge Borough Council

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APPROVAL

Application No: 2008/1600

Type: Full Application

Ground Floor Plan with key dimensions	0507/5	11 June 2008
Roof Plan with key dimensions	0507/6	11 June 2008
Sections with key dimensions	0507/7	11 June 2008

CARE HOME

Ground Floor Plan	451_07B_C_100	11 June 2008
First, Second, Third, Roof Plans	451_07B_C_101	11 June 2008
North Elevation	451_07B_C_300	11 June 2008
South Elevation	451_07B_C_301	11 June 2008
East Elevation	451_07B_C_302	11 June 2008
West Elevation	451_07B_C_303	11 June 2008
Section AA	451_07B_C_200	11 June 2008
Section BB	451_07B_C_201	11 June 2008
Bay Study	451_07B_501	11 June 2008

VILLAS / MEWS HOUSES

Ground Floor Plan	451_07B_B_100	11 June 2008
First, Second, Third, Roof Plans	451_07B_B_101	11 June 2008
Section AA	451_07B_B_200	11 June 2008
Section CC	451_07B_B_201	11 June 2008
North Elevation	451_07B_B_300	11 June 2008
South Elevation	451_07B_B_301	11 June 2008
East Elevation	451_07B_B_302	11 June 2008
West Elevation	451_07B_B_303	11 June 2008
Bay Study	451_07B_500	11 June 2008

HAMPTON COURT WAY BUILDING

Ground Floor Plan	451_07B_D_100	11 June 2008
First, Second, Third, Roof Plans	451_07B_D_101	11 June 2008
North Elevation	451_07B_D_300	11 June 2008



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APPROVAL

Application No: 2008/1600

Type: Full Application

South Elevation	451_07B_D_301	11 June 2008
East Elevation	451_07B_D_302	11 June 2008
West Elevation	451_07B_D_303	11 June 2008
Section AA	451_07B_D_200	11 June 2008
Bay Study	451_07B_502	11 June 2008

STATION

Ground First and Roof Plan	451_07B_E_100	11 June 2008
Elevations of Refurbished Station	451_07B_E_300	11 June 2008
Elevations of new Station Building	451_07B_D_301	11 June 2008

BASEMENT

Level One Plan	451_07B_F_100	11 June 2008
Level Two Plan	451_07B_F_101	11 June 2008

HOTEL

West Elevation and Floor Plan - Lodges	1255/8D	11 June 2008
North, South, East Elevations - Lodges	1255/9D	11 June 2008
Ground Floor - Hotel	1255/6D	11 June 2008
First Floor - Hotel	1255/7C	11 June 2008
Second Floor - Hotel	1255/10A	11 June 2008
Third Floor - Hotel	1255/11A	11 June 2008
Roof Plan - Hotel	1255/12E	11 June 2008
South Elevation - Hotel	1255/5E	11 June 2008
North Elevation - Hotel	1255/3F	11 June 2008
East Elevation - Hotel	1255/4D	11 June 2008
Section (West) - Hotel	1255/13A	11 June 2008

Reason: To ensure that there is no confusion or ambiguity about which plans have been approved so that the development is carried out in a satisfactory manner in accordance with the policies of the Replacement Elmbridge Borough Local Plan 2000.



3 MATERIALS SAMPLES

No development shall take place until samples of the materials to be used on the external faces and roof of the buildings have been submitted to and approved in writing by the Borough Council. Development shall be carried out in accordance with the approved details.

Reason: To ensure that a satisfactory external appearance is achieved of the development in accordance with Policy ENV1 of the Replacement Elmbridge Borough Local Plan 2000.

4 SURFACE MATERIALS

Details of the surface materials for the roads, car parking areas and driveways shall be submitted to, and approved in writing, by the Borough Council prior to the commencement of development. All approved materials shall be used in the construction of the development hereby permitted.

Reason: To safeguard the visual amenities of the locality in accordance with Policy ENV1 of the Replacement Elmbridge Borough Local Plan 2000.

5 FLOORSLAB HEIGHT

The floorslab height of the development hereby permitted shall accord with that shown on the plans hereby approved, and adherence to that level shall be demonstrated on site to the satisfaction of the Borough Council on not less than 2 occasions - first when the car park has been excavated and second when construction has reached damp-proof course level, not less than one working day's notice being given in writing of the on-site demonstration.

Reason: In order to obtain a satisfactory form and scale of development and safeguard the visual amenities of the locality in accordance with Policy ENV1 of the Replacement Elmbridge Borough Local Plan 2000.

6 LANDSCAPING – SCHEME

No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Borough Council and these works shall be carried out as approved. This scheme shall include indications of all hard surfaces, walls, fences, access features, the existing trees and hedges to be retained, together with the new planting to be carried out, and details of the measures to be taken to protect existing features during the construction of the development.

Reason: To preserve and enhance the visual amenities of the locality in accordance with Policy ENV11 of the Replacement Elmbridge Borough Local Plan 2000.

7 LANDSCAPING – IMPLEMENTATION

All hard and soft landscaping works shall be carried out in accordance with the approved details. Arboricultural work to existing trees shall be carried out prior to the commencement of any other development, otherwise all remaining landscaping work and new planting shall be carried out prior to the occupation of any part of the development or in accordance to the timetable agreed with the Borough Council. Any trees or plants, which within a period of five years of the commencement of any works in pursuance of the development die, are removed, or become seriously damaged or diseased, shall be replaced as soon as practicable with others of similar size and species, following consultation with the Borough Council, unless the Borough Council gives written consent to any variation.

Reason: To preserve and enhance the visual amenities of the locality in accordance with Policy ENV11 of the Replacement Elmbridge Borough Local Plan 2000.

8 LANDSCAPE MANAGEMENT

A landscape management plan, including long term design objectives, a planting scheme, management responsibilities and maintenance schedules for all landscape and planted areas, other than small, privately owned, domestic gardens shall be submitted to and approved in writing by the Local Planning Authority before the development commences. The landscape management plan shall be carried out



as approved.

Reason: To preserve and enhance the visual amenities of the locality in accordance with Policy ENV11 of the Replacement Elmbridge Borough Local Plan 2000.

9 LANDSCAPING – TREE RETENTION AND PROTECTION

In this condition 'retained tree' means an existing tree or hedge which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the first occupation of the development.

- (a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping shall be carried out in accordance with british standard 3998 (tree work) and in accordance with any supplied arboricultural method statement.
- (b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the borough council.
- (c) Following the completion of any arboricultural works but before any equipment, materials or machinery are brought onto the site in connection with the development, protective fencing and ground protection such as geomembrane or scaffold boards shall be installed around all retained trees in accordance with details that first shall be submitted to and agreed in writing by the borough council. Such protection shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition nor shall any fires be started, no tipping, refuelling, disposal of solvents or cement mixing carried out and ground levels within those areas shall not be altered, nor shall any excavation or vehicular access be made, without the written consent of the borough council
- (d) Prior to the commencement of works on site and after the installation of the tree protection in accordance with (c) above the council's arboricultural officer shall be notified to allow a full inspection of the protection measures.
- (e) This permission shall lapse if any retained tree is felled, lopped or removed prior to the commencement of development unless otherwise agreed in writing by the borough council

Reason: This permission was only granted on the basis that the 'retained trees' would remain on site to mitigate the impact of the development and to preserve and enhance the visual amenities of the locality in accordance with Policy ENV12 of the Replacement Elmbridge Borough Local Plan 2000.

10 SCREEN WALLS, FENCES AND PLANTING (DETAILS)

Before any work on the development hereby permitted is first commenced, details of the siting, height and method of construction of any screen walls, fences and planting to be erected or carried out on the site or boundaries, shall be submitted to and approved in writing by the Borough Council. Such walls, fences or planting shall be implemented before the development is first occupied and shall be retained thereafter in position to the satisfaction of the Borough Council, unless otherwise agreed in writing.

Reason: In the interests of amenity and the environment of the development itself and of neighbouring properties in accordance with Policies HSG16 and ENV11 of the Replacement Elmbridge Borough Local Plan 2000.

11 LIGHTING

Details of all external lighting shall be submitted to and approved in writing by the Borough Council before the development hereby permitted is first occupied or brought into use. The lighting shall be carried out in accordance with the approved details and shall not subsequently be altered without the prior written approval of the Borough Council.

Reason: In order to minimise light pollution and respect the heritage implications of the site in accordance with Policy ENV1 & ENV21 of the Replacement Elmbridge Borough Local Plan 2000.



12 LIGHTING

There shall be no light spill into adjacent natural terrestrial and aquatic habitats, in particular the aspects to the River Thames and Embury and the Public Open Space. To achieve this, and to comply with sustainability, artificial lighting should be minimised and where required to be directional and focused with cowlings to light sources in close proximity to the terrestrial or wetland habitat.

Reason: In order to minimise light pollution and respect the wildlife on and around the site in accordance with Policy ENV1 & ENV21 of the Replacement Elmbridge Borough Local Plan 2000

13 PROTECTION OF HAMPTON COURT BRIDGE STRUCTURE DURING CONSTRUCTION

Prior to the commencement of development or any works on site details of the measures to be taken to protect the Listed Building from damage associated with construction and demolition shall be submitted for the prior written approval of the Borough Council. Such protection shall be put in place before work commences and retained in place in accordance with the approved details for the duration of construction. No heavy plant or machinery shall be operated within the vicinity of the listed bridge or any associated structure or supports without the express consent of the Local Planning Authority and Surrey County Council following the submission of an engineering mitigation statement. No pile driving or ground drilling operation shall take place as part of this development within 30 metres of the listed bridge without the express consent of the Local Planning Authority following a test operation monitored by the Local Planning Authority and Surrey County Council engineers

Reason: To ensure that no damage is caused to the listed building in accordance with Planning Policy Guidance 15: Planning and the Historic Environment

14 RESTORATION OF STATION BUILDING

The Locally Listed Station building is to be repaired and renovated sympathetically and a schedule of works is to be submitted to and approved in writing by the LPA before development commences. This shall include cleaning of the stonework and local repairs with stonework cut in as required. Any re-pointing necessary shall be carried out in lime rich mortar with a flush joint. All roof elements shall be overhauled or replaced and presented in a sound and weatherproof condition. All rainwater goods shall be cleaned, repaired or replaced such that they are fully functional, including gully outlets. All lead flashings shall be inspected, repaired or replaced to ensure that they function properly. All missing glass and/or putty in the timber windows shall be replaced and windows overhauled such that they function properly. All exterior fittings including windows shall be cleaned down and repainted according to good practice.

Reason: To ensure that the local listed building is sympathetically restored in accordance with Policy HEN8 of the Replacement Elmbridge Borough Local Plan 2000

15 NEW ACCESS (AS PART OF OTHER DEVELOPMENT)

Before the development is occupied the proposed vehicular/pedestrian/cycle modified accesses to Hampton Court Way shall be designed/constructed and provided with visibility zones in accordance with the approved plans, all to be permanently maintained to a specification to be agreed in writing with the Local Planning Authority and the visibility zones shall be kept permanently clear of any obstruction.

Reason: In order that the development should not prejudice highway safety, the free flow of traffic nor cause inconvenience to other highway users in accordance with Policies MOV3 and MOV4 of the Replacement Elmbridge Borough Local Plan 2000, and Policies DN2, DN3 of the Surrey StrucPlan 2004, and Policy DN2 of the Surrey Structure Plan 2004.

16 PARKING AND TURNING

No new development shall be occupied until space has been laid out within the site in accordance with



the approved plans for maximum of 287 cars/minimum 150 cycles to be parked and for the loading and unloading of vehicles and for vehicles to turn so that they may enter and leave the site in forward gear. The parking/turning area shall be used and retained exclusively for its designated purpose.

Reason: In order that the development should not prejudice highway safety, the free flow of traffic nor cause inconvenience to other highway users in accordance with Policies MOV3 and MOV4 of the Replacement Elmbridge Borough Local Plan 2000, and Policies DN2, DN3 of the Surrey Structure Plan 2004.

17 METHOD OF CONSTRUCTION STATEMENT

No development shall start until a Method of Construction Statement, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) programme of works (including measures for traffic management)
- (e) provision of boundary hoarding behind any visibility zones has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction period.

Reason: In order that the development should not prejudice highway safety, the free flow of traffic nor cause inconvenience to other highway users in accordance with Policies MOV3 and MOV4 of the Replacement Elmbridge Borough Local Plan 2000, and Policy DN2 of the Surrey Structure Plan 2004.

18 TRAVEL PLAN

Prior to the commencement of the development the applicant shall:

- (a) Submit for the written approval of the Local Planning Authority a Travel Plan in accordance with the aims and objectives of PPG13 (March 2001) and the Government White Paper (July 1998) and in general accordance with the 'Heads of Travel Plan' document.
- (b) The applicant shall then implement the approved travel plan and thereafter maintain and develop the travel plan to the satisfaction of the Local Planning Authority.

Reason: In recognition of the advice in Planning Policy Guidance Note 13 – Transport and Policy MOV8 of the Replacement Elmbridge Borough Local Plan 2000, and Policies DN2, DN3 of the Surrey Structure Plan 2004.

19 PROVISION FOR SUSTAINABLE MODES

No new development shall be occupied until space has been laid out within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority to provide:

- (a) Secure cycle parking, changing facilities, safe pedestrian & cycle routes
- (b) Facilities for public transport ie: bus stops, bus shelters, lay-bys, real-time information
- (c) Information for residents, staff and visitors regarding public transport, walking and cycling to the satisfaction of the Local Planning Authority and shall thereafter be permanently maintained.

Reason: In recognition of the advice in Planning Policy Guidance Note 13 – Transport and Policies MOV8, MOV9 and MOV10 of the Replacement Elmbridge Borough Local Plan 2000, and Policies DN2, DN4 of the Surrey Structure Plan 2004.

20 SAFE EXIT ROUTE

Development shall not commence until details of a safe exit route, not adversely affecting the flood regime, to land outside the 1 in 100 plus 20% (added for climate change) year flood plain, are submitted to and agreed in writing by the local planning authority. This route must be in place before any



occupancy of the building(s).

Reason: To provide safe access and egress during flood events and reduce reliance on emergency services In recognition of the advice in Planning Policy Statement 25: Development and Flood Risk.

21 FLOOD PROOFING MEASURES

Flood proofing measures shall be incorporated up to the 1 in 100 year plus 20% (added for climate change) flood level, at 9.26m AOD.

Reason: To protect the property from flooding services In recognition of the advice in Planning Policy Statement 25: Development and Flood Risk.

22 BASEMENT ENTRANCE

The entrance to all basements shall be set above 9.0m AOD, to allow for wave action, on all sides.

Reason: To reduce the risk of flooding and inundation in the basements services In recognition of the advice in Planning Policy Statement 25: Development and Flood Risk.

23 SURFACE WATER DRAINAGE

No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed.

Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal services in recognition of the advice in Planning Policy Statement 25: Development and Flood Risk.

24 GREEN ROOFS

The design and location of the green roofs shall be submitted to and approved in writing by the Local Planning Authority before the construction of any of the buildings commences. This must include location, design, dimensions and materials.

Reason: To ensure best practice measures are included in the design of these features and mitigation for loss of habitat in recognition of Planning Policy Statement 9: Biodiversity and Geological Conservation

25 LANDSCAPE MANAGEMENT

A landscape management plan, including long term design objectives, a planting scheme, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens shall be submitted to and approved in writing by the Local Planning Authority before the development commences. The landscape management plan shall be carried out as approved.

Reason: To protect/conservate the natural features and character of the area in recognition of Planning Policy Statement 9: Biodiversity and Geological Conservation.

26 BUFFER ZONE

A Buffer Zone 8 metres wide alongside the River Ember shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences.



Reason: To maintain and protect the character of the watercourse and to provide undisturbed refuges for wildlife using the river corridor in recognition of Planning Policy Statement 9: Biodiversity and Geological Conservation.

27 ECOLOGICAL MITIGATION

No development approved by this permission shall be commenced until an Ecological mitigation, compensation and enhancement scheme and an Environment Management Plan, has been submitted and approved by the Local Planning Authority. Development shall be carried out in accordance with the approved details. This scheme shall outline the detailed design of all ecological mitigation, compensation and enhancement measures listed within the Environment Statement dated June 2008 including native tree and shrub planting; creation of living roof; provision of bat boxes and bird boxes. This shall include a scheme for the protection and enhancement of the buffer zone to the River Ember. The scheme shall include design plans and layout, materials, timings, and species lists for planting. The works shall be undertaken in accordance with the approved details.

Reason: To protect and conserve the natural features of importance for biodiversity across the site and to ensure that best practise measures are adopted through construction and in on-going maintenance of the site Planning Policy Statement 9: Biodiversity and Geological Conservation.

28 SURFACE WATER DRAINAGE

No infiltration of surface water drainage into the ground is 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 that there is no resultant unacceptable risk to controlled waters.

Reason: The risk assessment completed in the Phase II report (referenced above) relied on the presence of hardstanding across the site. Minor contamination in the made ground presents a risk to controlled waters if SUDS that infiltrate to ground are used. The groundwater in the river gravels is very shallow below ground level and is therefore at risk in recognition of the advice in Planning Policy Statement 25: Development and Flood Risk.

29 PILING

Piling or 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 that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: Contamination is present in the made ground. Piling has the potential to mobilise contamination and therefore presents a risk to controlled waters Planning Policy Statement 23: Planning and Pollution Control.

30 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 the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: Due to the size of the development site, there may be areas of localised contamination that may present a risk to controlled waters. These localised areas could be discovered during construction Planning Policy Statement 23: Planning and Pollution Control.



31 MOVEMENT OF GROUNDWATER

Drainage plans for the movement of groundwater around the basement structure should be submitted to the Local Planning Authority.

Reason: To prevent groundwater flooding. The reports within the EIA states that they will produce drainage plans for the movement of the groundwater around the structure. The Environment Agency wishes to be consulted on these plans Planning Policy Statement 25: Development and Flood Risk.

32 NOISE FROM COMMERCIAL PREMISES (1)

The noise climate within the development will be protected such that the A-weighted equivalent noise level (L_{Aeq}) emanating from any commercial premises within the application site, as measured 1 metre from any façade of any noise sensitive premises, or inside any "habitable room" of any noise sensitive premises, with the windows open or closed, over any 5 minute period with entertainment taking place shall not increase the same measure, from the same position, and over a comparable period, with no entertainment taking place.

Reason: To ensure that no nuisance or disturbance is caused to the detriment of the amenities of adjoining occupiers or of the area generally in accordance with National Guidance National Guidance Planning Policy Statement 23 & Planning Policy Guidance 24.

33 NOISE FROM COMMERCIAL PREMISES (2)

The unweighted equivalent noise level (L_{eq}) in the 63Hz and 124Hz octave band, measured using the "fast" time constant, inside any "habitable room" of any noise sensitive premises, with the windows open and closed, over any 5 minute period with the entertainment taking place should show no increase as compared to the same measure, from the same location(s), and over a comparable period with no entertainment taking place.

Reason: To ensure that no nuisance or disturbance is caused to the detriment of the amenities of adjoining occupiers or of the area generally in accordance with National Guidance National Guidance Planning Policy Statement 23 & Planning Policy Guidance 24.

34 VIBRATION

The proposed development shall be subject to a vibration impact assessment from the railway prior to commencement of development. Any vibration within adjoining residential or commercial premises should not exceed the base line curves identified within BS 6472 which identify vibration magnitudes below which adverse comments or complaints of vibration are rare.

Any vibration should therefore not exceed the levels set out in table below:

Type of receptor	16 hour VDV (07:00 – 23:00) (ms – 1.75)	8 Hr VDV (23:00 – 07:00) (ms – 1.75)
Residential	0.4	0.13
Office or Other Sensitive non-residential	0.4	0.19

The report should include details of recommended remedial measures should vibration levels be above these levels. This assessment shall be supplied to the Local Planning Authority prior to commencement of development. The assessment shall be carried out in accordance with the method rating system as detailed in BS 6472:1992, and the raw data gathered shall be presented as an appendix to such an



assessment.

Immediately upon completion of the development there shall be an assessment of the vibration levels to ensure compliance with the above condition. The results of the assessment shall be submitted in writing to the Local Planning Authority.

Reason: To ensure that no nuisance or disturbance is caused to the detriment of the amenities of adjoining occupiers or of the area generally in accordance with National Guidance National Guidance Planning Policy Statement 23 & Planning Policy Guidance 24

35 NOISE – A3, A4 AND A5 USE

The level of amplified music inside all A3, A4 and A5 use premises, constructed immediately below any dwellings, shall not exceed 80 dB LAeq, or 80 dB Leq in the 125 Hz octave band or 75 dB in the 63 Hz octave band.

Reason: To ensure that no nuisance or disturbance is caused to the detriment of the amenities of adjoining occupiers or of the area generally in accordance with National Guidance National Guidance Planning Policy Statement 23 & Planning Policy Guidance 24.

36 SOUND INSULATION BETWEEN COMMERCIAL AND RESIDENTIAL USES

It was indicated in Chapter 10 of the Environmental Statement that where dwellings are constructed above A1 or A2 commercial uses, the construction of the separating floor/ceilings shall exceed an airborne sound insulation value of 55 dB DnT,w + Ctr (i.e. 10 dB above the standards required by the Building Regulations) and above A3, A4 and A5 uses a sound insulation value of 65 dB DnT,w + Ctr (i.e. 20 dB above the standard required by the Building Regulations).

Before the use commences, a detailed scheme setting out how the above criteria will be met, shall be submitted to, and approved in writing by, the Local Planning Authority.

The scheme approved by the Local Planning Authority shall be fully implemented in accordance with the approved details, before the use, hereby permitted, commences. The works and scheme shall thereafter be retained, in accordance with the approved details. No alteration to the structure, roof, doors, windows, or external facades shall be undertaken without the grant of further specific consent of the Local Planning Authority.

A suitably qualified person shall carry out, post-completion testing, to ensure that the above sound insulation value has been achieved, before the use commences. The results of the assessment shall be submitted in writing to the Local Planning Authority.

Reason: To ensure that no nuisance or disturbance is caused to the detriment of the amenities of adjoining occupiers or of the area generally in accordance with National Guidance National Guidance Planning Policy Statement 23 & Planning Policy Guidance 24.

37 MUSIC OUTSIDE COMMERCIAL PREMISES

No amplified music associated with the business shall be played outside any commercial premises where there are dwellings constructed immediately above.

Reason: To ensure that no nuisance or disturbance is caused to the detriment of the amenities of adjoining occupiers or of the area generally in accordance with National Guidance National Guidance Planning Policy Statement 23 & Planning Policy Guidance 24.



38 MUSIC WITHIN COMMERCIAL PREMISES

No amplified music shall be played within any commercial premises constructed immediately below dwellings between midnight and 09:00.

Reason: To ensure that no nuisance or disturbance is caused to the detriment of the amenities of adjoining occupiers or of the area generally in accordance with National Guidance National Guidance Planning Policy Statement 23 & Planning Policy Guidance 24.

39 DELIVERIES AND COLLECTIONS TO COMMERCIAL PREMISES

No deliveries or collections shall be made to any commercial premises outside the hours of 07:00 and 23:00.

Reason: To ensure that no nuisance or disturbance is caused to the detriment of the amenities of adjoining occupiers or of the area generally in accordance with National Guidance National Guidance Planning Policy Statement 23 & Planning Policy Guidance 24.

40 PLANT, MACHINERY OR EQUIPMENT

The measured or calculated rating level of the cumulative effect of the noise emitted from any plant, machinery and equipment, including mechanical air handling plant and kitchen extraction equipment, within the application site shall be below the existing background level by at least 5dB(A) or 10 dB(A) below if there is a particular tonal or discrete component to the noise at all times when the plant is in operation. The measurements shall be based on the 5 minute L_{Aeq} .

The measured or calculated noise levels shall be determined at the boundary of the nearest ground floor noise sensitive premises or 1 metre from the façade of the nearest first floor (or higher) noise sensitive premises, and in accordance to the latest BS 4142; Method for Rating Industrial Noise Affecting Mixed Residential and Industrial Areas.

An alternative position for assessment may be used but this must be detailed on a map and noise propagation calculations detailed to show how the design criteria is achieved.

Reason: To ensure that no nuisance or disturbance is caused to the detriment of the amenities of adjoining occupiers or of the area generally in accordance with National Guidance National Guidance Planning Policy Statement 23 & Planning Policy Guidance 24.

41 ODOUR CONTROL

Any A3, A4 or A5 premises shall be designed, constructed and maintained so that no fumes or odours are detectable at or beyond the boundary of the nearest premises.

All ducting shall be designed, constructed and maintained in such a manner that its interior is capable of being cleaned.

Reason: To ensure that no nuisance or disturbance is caused to the detriment of the amenities of adjoining occupiers or of the area generally in accordance with National Guidance Planning Policy Statement 23.

42 SOUND INSULATION OF RESIDENTIAL BUILDINGS

It was indicated in Chapter 10 of the Environmental Statement, that the sound insulation performances of residential building facades will be sufficient to ensure that internal noise levels do not exceed 35 dB L_{Aeq} between the hours of 07:00 to 23:00 or 30 dB L_{Aeq} between the hours of 23:00 and 07:00 in



habitable rooms.

Before the use commences, a detailed report shall be submitted to, and approved by, the Local Planning Authority setting out how the above criteria shall be met. This may include details of glazing, wall thickness, ventilation, etc.

The scheme approved by the Local Planning Authority shall be fully implemented in accordance with the approved details, before the use, hereby permitted, commences. The works and scheme shall thereafter be retained, in accordance with the approved details. No alteration to the structure, roof, doors, windows, or external facades shall be undertaken without the grant of further specific consent of the Local Planning Authority.

Reason: To ensure that no nuisance or disturbance is caused to the detriment of the amenities of adjoining occupiers or of the area generally in accordance with National Guidance Planning Policy Statement 23 & Planning Policy Guidance 24.

43 PUBLIC ADDRESS SYSTEMS

A noise adaptive public address system shall be installed and maintained at the Hampton Court railway station.

Reason: To ensure that no nuisance or disturbance is caused to the detriment of the amenities of adjoining occupiers or of the area generally in accordance with National Guidance PPS23 & PPG24.

44 CONTAMINATED LAND (B) – LARGE SITES

To ensure the potential for contamination has been investigated and the necessary action taken to make the development site suitable for its proposed use, the following steps must be completed to the satisfaction of the Council. No development shall be commenced until step (a) has been completed.

a) Site Investigation, Method Statement and Remediation - (For guidance see www.elmbridge.gov.uk and go to 'Contaminated Land' and then 'Contaminated Land Investigation Guide').

(i) A written desk top study of the site shall be carried out and a written site investigation designed for the site using the information obtained from the desk top study. This must provide details of the investigation for soil, gas and controlled waters where appropriate. These shall be submitted to, and approved by, the Council.

(ii) The site investigation shall be undertaken in accordance with the scheme agreed by the Borough Council. The results of the site investigation, a refined conceptual model and a risk assessment of any contamination found shall be submitted in writing to, and approved by, the Council.

(iii) A written Method Statement detailing any remediation requirements shall be submitted to, and approved by, the Council.

b) Development in accordance with the Method Statement

The development of the site shall be carried out in accordance with the approved Method Statement, and any addenda submitted by the developer, and agreed in writing by the Borough Council. Any post remediation monitoring identified in the Method statement, shall be installed by the developer within the timescales identified in the Method Statement and maintained and operated for as long as identified by the Method Statement.

c) Unsuspected Contamination

If, during development, contamination not previously identified, is found to be present at the site then no further development shall be carried out until the developer has submitted, and had approved by the Council, a written addendum to the Method Statement detailing how the unsuspected contamination



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shall be dealt with.

d) Imported material

Clean, uncontaminated rock, soil, brick rubble, crushed concrete or ceramic only shall be permitted as infill material. The developer shall not import any material until a sampling program has been submitted in writing, and approved by, the Council.

e) Piling

Development approved by this permission shall not commence unless the method for piling foundations (if piling is to be used on site) has been submitted to, and agreed in writing, by the Borough Council. The piling shall be undertaken only in accordance with the approved method.

f) Completion of Remediation

Upon completion of the remediation detailed in the Method Statement, and before occupation of any part of the site by any end user, a written report shall be submitted to, and agreed by, the Council that provides verification that the required works regarding decontamination and installation of post remediation monitoring have been carried out in accordance with the agreed Method Statement and any addenda thereto.

g) Certificate of Completion

A certificate of completion, in the form specified by the Council, shall be provided to the Borough Council signed by an appropriate person, before occupation of any part of the site by any end user, stating that remediation was carried out in accordance with the approved remediation scheme and that the site is suitable for the permitted end use.

Reason: To ensure that the proposed site investigations, remediation and development will not cause pollution of the environment or harm to human health in accordance with National Guidance Planning Policy Statement 23: Planning and Pollution Control.

45 ASBESTOS SURVEY

A full asbestos survey must be carried out prior to demolition of the buildings and a report submitted to the Environmental Health & Licensing Division of the Council for approval. The agreed recommendations of the survey report must then be carried out.

Reason: To ensure that the proposed activities at the development will not cause pollution of the environment or harm to human health in accordance with National Guidance Planning Policy Statement 23 Planning and Pollution Control.

46 ASBESTOS REMOVAL

The method of asbestos removal from the buildings to be demolished must be submitted to the Environmental Health & Licensing Division of the Council prior to works commencing to ensure no release of asbestos fibres to air.

Reason: To ensure that the proposed activities at the development will not cause pollution of the environment or harm to human health in accordance with National Guidance Planning Policy Statement 23 Planning and Pollution Control.

47 DISPOSAL OF WASTE MATERIAL

No burning shall take place during demolition or development. All waste material must be recycled or disposed of in accordance with the Site Waste Management Plan.

Reason: To ensure that the proposed activities at the development will not cause pollution of the



Reason: To ensure that the proposed activities at the development will not cause pollution of the environment or harm to human health and that no nuisance or disturbance is caused to the detriment of the amenities of adjoining occupiers or of the area generally in accordance with Planning Policy Statement 23 Planning and Pollution Control

52 DRAINAGE STRATEGY

Development shall not commence until a drainage design has been submitted to and approved 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.

Reason: The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community in accordance with Planning Policy Statement 23 Planning and Pollution Control.

53 WATER SUPPLY INFRASTRUCTURE

Development should not be commenced until impact studies of the existing water supply infrastructure have been submitted to and approved in writing by the local planning authority (in consultation with Thames Water). The studies should determine the magnitude of any additional capacity required in the system and a suitable connection point.

Reason: To ensure that the water supply structure has sufficient capacity to cope with the additional demand in accordance with Policy HSG1 of the Replacement Elmbridge Borough Local Plan 2000.

54 ARCHAEOLOGY – SCHEME OF WORKING (SITE OF HIGH ARCHAEOLOGICAL POTENTIAL)

No development shall take place until the applicant has secured the implementation of a programme of archaeological work on the site in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Borough Council.

Reason: The site is within an area of high archaeological potential and it is important that the archaeological information should be preserved as a record before it is destroyed by the development in accordance with Policy HEN17 of the Replacement Elmbridge Borough Local Plan 2000.

55 RENEWABLE ENERGY AND ENERGY CONSERVATION

No development shall take place until further details are submitted in accordance with the recommendations in the Sustainable Energy Statement to demonstrate that the development will achieve 10% of its energy requirement from renewable resources and that the housing will be built to achieve the Code for Sustainable Homes. These measures shall be retained for the lifetime of the development unless otherwise agreed in writing by the local planning authority. If the details subsequently approved are found to be flawed a revised scheme shall be submitted and approved in writing by the local planning authority and the development carried out in accordance with those revised details and retained for the lifetime of the development, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the development complies with saved Policy SE2 of the Surrey Structure Plan 2004

56 DETAILS OF DROP OFF FACILITIES AND DISABLED PARKING FOR STATION

Before any part of the scheme is first occupied details of the arrangements for drop off facilities and disabled parking in the station car park shall be submitted to and approved in writing by the Borough Council, and shall then be implemented concurrently with the opening of the new car park and



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maintained subsequently, unless otherwise agreed in writing by the Borough Council.

Reason: To ensure convenient arrangements are put in place for these facilities in accordance with saved Policy ENV3 of the Replacement Elmbridge Borough Local Plan 2000.

Informative(s): (if applicable)

1 Summary of Reasons for Grant of Permission

The proposal follows the recommendations of a detailed Planning Brief for the site and although it has been the subject of strong objection from some quarters it has attracted a satisfactory response from English Heritage, an enthusiastic response from CABE, and would deliver the redevelopment and regeneration of one of Britain's 'Worst Wasted Spaces' (CABE). The proposal has also met the technical requirements of specialist consultees such as the Environment Agency and Surrey County Council as Highways and Transportation Authority. The application has been considered against all the relevant national and local policies as well as the representations and consultation replies, and in all the circumstances it is concluded that on balance there are insufficient overriding reasons to refuse planning permission in the public interest.

STRATEGIC DIRECTOR - SERVICES
(The officer appointed for this purpose)

Date: 16 June 2009

N.B. THE ATTENTION OF THE APPLICANT AND AGENT IS DRAWN TO THE FOLLOWING INFORMATIVES WHICH PROVIDE IMPORTANT INFORMATION.

STANDARD INFORMATIVES – GUIDANCE FOR APPLICANTS

1 APPEALS

If an applicant is aggrieved by the decision of the Local Planning Authority to grant permission or approval subject to conditions, an appeal may be made to the Secretary of State in accordance with Section 78 of the Town and Country Planning Act, 1990. This must be done within six months of the date of the decision notice. Appeals must be made on a form which is obtainable from the Planning Inspectorate Registry/Scanning, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, Tel: 0117 372 6372. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been so granted otherwise than subject to the conditions imposed by the Local Planning Authority, having regard to Section 79 of the Town & Country Planning Act, 1990, the provisions of the Development Order, and to any directions given under the Order. He does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him.

2 COMPLIANCE WITH CONDITIONS

Attention is drawn to the conditions that have been attached to the planning permission together with the reason for their imposition. Particular attention is drawn to those conditions that require the submission of further information to the Local Planning Authority and its approval of such further information before building works commence. You should be aware that under the amendment to the Fee Regulations in 2008 this



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approval, or other confirmation of compliance with conditions, attracts an additional fee of £25 for conditions placed on application for householder planning permission and £85 for conditions on all others. Such submissions **must** be made on the appropriate National Application form which is available to download from the Council's website www.elmbridge.gov.uk/services/planprop. Additional information can be viewed in the Planning-related Fees Circular on the Government website www.communities.gov.uk. In the case of a reserved matters approval you must also take account of the conditions imposed on the outline permission.

The above decision makes reference to the saved Replacement Elmbridge Borough Local Plan policies. Should you wish to read the wording and content of any of these policies, the information can be accessed at the Town Planning Reception at the Civic Centre or on the Planning Portal Website at the following address www.planningportal.gov.uk

3 VARIATIONS IN APPROVED PLANS

The Local Planning Authority's decision relates strictly to the development described in the application and shown on the approved drawings as listed in the conditions above. This decision is based on the reasonable assumption that those details are correct and indicate accurately not only the size and appearance of the works and/or buildings (if relevant) but also their siting in relation to the boundaries of the land, and to any other features shown on the drawings such as existing trees and neighbouring buildings.

You are **strongly advised** to make a careful check of the approved drawings before proceeding with any works to ensure that all the details are correctly shown. Any discrepancies should be notified at once to the Town Planning Division (01372 474474). In addition, should you wish to vary the development in any way you should send revised drawings to the Town Planning Division and await a written response before starting work since this may require a fresh planning application. Only in this way is it possible to avoid a situation in which unlawful work takes place, leading to the possibility of enforcement action by the Council.

4 BUILDING REGULATION APPROVAL

If the proposal, as detailed in the Decision Notice, involves the erection of a new building, or the extension or material alteration of an existing building or the putting of an existing building to a different use then the BUILDING REGULATIONS 2000 (as amended) will apply, and an application will be required. If you are unsure of the requirements of the Regulations and require any advice, you are strongly recommended to contact the Building Control Division.

5 ACCESS AND EGRESS FOR THE DISABLED

Your attention is drawn to the Chronically Sick and Disabled Persons Acts, 1970 and 1976 together with the Disability and Discrimination Act of 1995 and the Code of Practice for Access for the Disabled to Buildings (British Standard 8300:2004) regarding the provision of means of access, parking facilities and sanitary conveniences for the needs of persons visiting, using or employed at the buildings or premises who are disabled. In addition and in accordance with The Building Regulations 2000, Part M - Access and Facilities for Disabled People (as supported by Approved Document M - 2004 Edition), the principal entrance doorway(s) to the development hereby permitted shall have a minimum width of 900mm (1800mm for a double door) with the threshold thereto being a flush surface. A pedestrian access 1.2m wide incorporating flush dropped kerbs as appropriate from the public highway and the car park serving the development shall be provided with a suitable parking space or spaces with an access route which shall be unimpeded by steps and with access ramps involved having a maximum gradient of 1 in 15. Where new vehicular accesses are formed to sites from the highway, the requirements as appropriate of Department of Transport Circular 1/91 shall be observed.

6 ACCESS BY THE FIRE BRIGADE

Notice of the provisions of Section 20 of the Surrey County Council Act 1985 is hereby endorsed on this planning permission. Copies of the Section may be obtained from the Council Offices or from County Hall. Section 20 of



this Act requires that when a building is erected or extended proper provision must be made for the Fire Brigade to have means of access to the building or to any neighbouring buildings. There are also requirements relating to access and facilities for the fire service contained in Part B of the Building Regulations 2000 (as amended).

7 CLIMATE NEUTRAL DEVELOPMENT

The Council is keen to encourage sustainable development and would strongly commend attention to the following measures (as appropriate to the scale of the development) in addition to the mandatory requirements of the Building Regulations:

Transport

- New development should include facilities to support the use of low or zero carbon fuelled vehicles, such as the charging of electric vehicles from green electricity sources and the provision of bicycle storage

Site Layout and Building Design (see also BREEAM and EcoHomes Standards)

- The development should maximise the potential for passive solar gain
- Landform and landscaping should be used to optimise the benefits of shelter (such as shading of car parks and summer shade generally) but avoid overshadowing of buildings
- Buildings should be specified to maximise the capture and use of passive solar energy, whilst avoiding excessive solar gain in summer
- Buildings should be specified to optimise thermal comfort in summer without needing air conditioning through techniques such as window design and location, shutters and sun screens

Energy Reduction

- Buildings should be specified to be less dependent on grid distributed energy and fossil carbon fuels
- A greater proportion of the energy requirements of new development should be from renewable sources (minimum 10%) or from on-site sustainable generation
- Schemes should use combined heat and power or similar technology (mandatory on developments in excess of 5000 sqm floorspace)

Waste Recycling

- The development should provide adequate space for storing and servicing recycling collection bins
- The development should maximize the potential for home composting facilities

Sustainable Drainage to Cope with Increased Rainfall

- New development should include sustainable drainage systems (SUDS) for the disposal of surface water
- Opportunities should be taken to develop SUDS that provide multi-use benefits such as public amenity and wildlife improvements, and are combined with water conservation measures

Water Conservation/Recycling

- Developments should include measures to reduce water consumption and provide facilities for rainwater collection and recycling of grey water
- There should be an integrated approach linking water demand and rainwater disposal

Building Materials

- Developments should include a greater proportion of building materials from renewable sources
- Re-use of building materials should occur where opportunities arise
- Demolition of buildings should be preceded by a method statement identifying opportunities for the re-use of materials and the sustainable disposal of those not re-used

8 NOISE, POLLUTION, PARKING AND OTHER EFFECTS ON NEIGHBOURS AND OTHERS

You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:

- (a) Work which is audible beyond the site boundary shall only be carried out between 8.00 am to 6.00 pm Monday to Friday, 8.00 am to 1.00 pm Saturday and not at all on Sundays or Bank Holidays.



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- (b) The quietest available items of plant and machinery shall be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels.
- (c) Deliveries shall only be received within the hours detailed above.
- (d) Adequate steps shall be taken to prevent dust causing nuisance beyond the site boundary. These could include the use of hoses to damp down stockpiles of materials which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes.
- (e) There shall be no burning on site.
- (f) Only minimal security lighting shall be used outside the hours stated above.
- (g) Building materials and machinery shall not be stored on the highway and contractors' vehicles shall be parked with care so as not to cause an obstruction or block visibility on the highway.

More detailed information on precautions that can be taken to safeguard the interests of neighbours and others from the effects building work is contained within a booklet entitled *Considerate Construction in Elmbridge*. Further details can be obtained from the Council's Environmental Health Division, or by visiting the Council's website at www.elmbridge.gov.uk.

9 SITE SECURITY

In furtherance of its responsibilities under Section 17 of the 1998 Crime and Disorder Act, the Borough Council will expect measures to be taken to ensure that your construction site is safe and secure and deters crime at all times. Further details and advice can be obtained from Surrey Police Architectural Liaison Officer (Tel: 01372 478311 Fax: 01372 478390).

10 SITE NOTICES

In the interests of protecting the character of the environment, you are requested to remove any Planning Notice that may have been posted outside your site.