

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	3 November 2021
	REPORT OF:	HEAD OF PLACES & PLANNING
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AGENDA ITEM:	6	WARD: Redhill East

APPLICATION NUMBER:	20/01791/F	VALID:	10/08/2021
APPLICANT:	1.61 London	AGENT:	TTHS Architects
LOCATION:	40 HOLMETHORPE AVENUE REDHILL SURREY RH1 2NL		
DESCRIPTION:	Demolition of existing office, new build of 3-storey office building with car parking at ground level with external landscaping. As amended on 12/02/2021 and on 10/08/2021.		
All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail.			

SUMMARY

This is a full planning application for the demolition of the existing office building and the erection of a new, larger office building with associated car parking.

The existing building is two-storey and originally formed an extension to the industrial unit next door but is now a separate premises. The site is on the Holmethorpe Industrial Estate which is designated as an 'employment area' and so the principle of expanding office provision is acceptable in policy terms.

The proposed building would comprise three stories. The upper two stories would be office and the ground floor would be dedicated to car parking to achieve adequate provision. The Highway Authority are satisfied that the proposed ratio of car parking spaces to office space is acceptable. The existing dual access to the site would remain but with a one-way route for vehicles and corresponding angled parking bay layout inside the building.

The design of the building is functional and utilitarian, but it would not be out of keeping with the variety of building sizes, heights and general utilitarian designs on the estate.

There are no on-site trees and those offsite trees can be protected by condition.

RECOMMENDATION(S)

Planning permission is **GRANTED** subject to conditions.

Consultations:

Highway Authority: No objection, subject to conditions. See comments in report below.

Contaminated Land Officer: Potential ground contamination, full set of conditions requiring site studies and investigation recommended.

Planning Policy: No need to comment.

The Reigate Society: No response.

Holmethorpe Estate Association: No response.

Representations:

Letters were sent to neighbouring properties on 19 August 2021. A site notice was posted on 27 August 2021. No representations have been received. Please note that this application was re-validated and re-started on 19 August 2021. The original proposal (now superseded by the new proposal which was validated on 19 August) was notably different and objections to that scheme were received as follows:

3no. responses were received in relation to the original proposal (no responses received to the current proposal) raising the following issues:

Issue	Response
Inadequate parking, including impact on neighbouring businesses, inadequate sustainable transport alternatives to private vehicles	See access and parking section
Fire exit from neighbour's building could be compromised	See neighbour amenity section

1.0 Site and Character Appraisal

- 1.1 The application site comprises a two-storey office building with associated car parking and storage areas. The building was originally two extensions (circa 1982 and 1986) to provide ancillary office space and facilities to the larger industrial building to the south. The application building appears to have been occupied by separate businesses from the larger unit for some time. It is considered therefore, that the application site is its own planning unit and has an established use as an office.
- 1.2 The site is near the junction of Holmethorpe Avenue with Trowers Way. There is existing vehicular access to both the front and rear of the site from Holmethorpe Avenue to the west and to the south. The south access provides a route through the parking area for the adjacent premises.
- 1.3 The site is on the Holmethorpe Industrial Estate which is designated as an 'employment area'. The surrounding commercial sites comprise a variety of

building sizes, heights and designs. The adjacent buildings contain an accident repair workshop and a car wash. In the wider area are car repair/service/MOT garages, trade counter units, warehousing and offices.

- 1.4 There is a small green space to the north on the corner of the road junction. There is a reasonably large Sycamore tree, some Birch trees and low planting alongside the north boundary. The site is relatively flat.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: The opportunity did not arise because the applicant did not approach the Local Planning Authority before submitting the application.

- 2.2 Improvements secured during the course of the application: The application has been re-started because the proposal has been considerably altered from the original submission. The amended proposal has improved the parking provision, which was identified as a reason for refusal on the original scheme. Various corrections have been made to the plans, including adjustment of the red line of the application site to include both vehicle accesses and an amended ownership certificate to accord with the new red line.

- 2.3 Further improvements to be secured through conditions or legal agreement:

- Construction Transport Management Plan (pre-commencement, details to be submitted)
- Tree protection (pre-commencement, details to be submitted)
- Landscaping (pre-commencement, details to be submitted)
- Contaminated land set of conditions (pre-commencement, details to be submitted)
- Direction signage for one-way access (pre-occupation details to be submitted)
- Bicycle storage and sustainable transport guide for staff (pre-occupation details to be submitted)
- Electric vehicle charging points (pre-occupation details to be submitted)
- Highways layout (compliance)
- Materials to match (compliance)

3.0 Relevant Planning and Enforcement History

- 3.1 82P/308 - 34-40 Holmethorpe Avenue, Redhill. Erection of 2 storey extension to existing factory unit to provide offices & wc & 6 new small industrial units. Approved with conditions.

- 3.2 86P/0092/F - Unit 2 34-40 Holmethorpe Avenue, Redhill two storey office extension to existing industrial unit. Approved with conditions. Condition no.2 "The offices hereby permitted shall only be occupied as ancillary to the existing use and shall not at any time be occupied as a separate unit of office accommodation".

- 3.3 86P/0647/F - 40a Holmethorpe Avenue, Redhill. use as snooker centre. Refused.

- 3.4 Building Control records 2007 indicate; Mezzanine Floor With Offices Above & Office/Storage Below.

4.0 Proposal and Design Approach

- 4.1 The proposal is for the demolition of the existing building and the construction of a new building. The use would remain as office. The new building would comprise three storeys with car parking at ground level and office space on the upper two floors.

- 4.2 The applicant has submitted a very basic design and access statement. A design and access statement should illustrate the process that has led to the development proposal, and justify the proposal in a structured way, by demonstrating the steps taken to appraise the context of the proposed development. It expects applicants to follow a four-stage design process comprising:

Assessment;
Involvement;
Evaluation; and
Design.

- 4.3 Evidence of the applicant's design approach is set out below:

Assessment	There has been little consideration of the surroundings apart from the intention to match the sheet metal and brick on the existing/adjacent building.
Involvement	The applicant has not sought any advice from the planning department prior to submitting the application.
Evaluation	The design statement does not demonstrate that an evaluation of the constraints or circumstances of the site has taken place. The application is not supported by an arboricultural assessment. A transport study was provided by the applicant but only following the initial Highway Authority objection on the grounds of inadequate parking. The applicant's design statement does not include any evidence of other development options being considered.
Design	The design is focused on providing an adequate amount of parking for the increase in office space. This has been achieved by dedicating the ground floor to parking. The building is intended to be visually in-keeping with the adjacent property.

- 4.4 Further details of the development are as follows:

Site area	0.63 hectares
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Existing use	Office
Proposed use	Office
Existing internal floor area (GIA)	207 sqm
Proposed internal floor area (GIA)	669 sqm
Existing GIA (office space)	207 sqm
Proposed GIA (office space)	446 sqm
Existing parking spaces	9 spaces
Proposed parking spaces	12 spaces
DMP parking standard (maximum standard for offices)	15 spaces

5.0 Policy Context

5.1 Designation

Urban Area
Employment Area

5.2 Reigate and Banstead Core Strategy

CS1 (Sustainable Development)
CS5 (Valued people and economic development)
CS10 (Sustainable Development)
CS11 (Sustainable Construction)
CS17 (Travel options and accessibility)

5.3 Reigate and Banstead Development Management Plan

EMP1 (Principal employment areas)
EMP4 (Safeguarding employment land and premises)
DES1 (Design of New development)
DES8 (Construction Management)
DES9 (Pollution and Contaminated Land)
TAP1 (Access, Parking and Servicing)
CCF1 (Climate Change Mitigation)
NHE3 (Protecting trees, woodland areas and natural habitats)

5.4 Other Material Considerations

National Planning Policy Framework	
National Planning Practice Guidance	
Supplementary Planning Guidance	None relevant
Other	Human Rights Act 1998

6.0 Assessment

6.1 The main issues to consider are:

- Principle of development
- Design appraisal
- Access and parking
- Neighbour amenity
- Impact upon trees
- Other matters

Principle of development

- 6.2 Policies EMP1 and EMP4 support new employment related development on the Holmethorpe Industrial Estate. Policy EMP1 specifically advising that *“planning permission will be granted for change of use to offices, industrial and storage and distribution and for the development of new, upgraded or extended floorspace within these uses.”*
- 6.3 In this case, the proposal would demolish the existing office space totalling 207sqm but replace with 446sqm of office space, thus providing an increase of 239sqm of office space. This would accord with the principles of allowing growth of employment uses in employment areas.

Design appraisal

- 6.4 The proposed building would almost fit the shape of the plot; tight to the north boundary across most of its north elevation. This layout is considered acceptable in this case given the open green area and car park to the north which results in a good set-back from Trowers Way. The existing front elevation position (fronting Holmethorpe Avenue) would remain, which provides a set-back relative to the adjoining building and to Holmethorpe Avenue. Visually these set-backs would provide spaciousness and are appropriate compared to the building lines elsewhere on the Holmethorpe Estate.
- 6.5 The three-storey height proposed would not exceed the maximum height of the adjoining pitched roof building. There is a building on the opposite side of the road which has a visible three-storey appearance with windows over three floors. Consequently, I do not consider that the addition of a third storey on the application site would appear too tall. The building with its flat roof and high eaves relative to the adjoining pitched roof building would look somewhat awkward, but taking into account the variety of building forms on the estate, I do not think this would be harmful.
- 6.6 The proposed materials of brick at ground floor and colour-coated, corrugated metal cladding on the upper floors to match the adjoining and nearby buildings would be acceptable and typical for the industrial estate setting.
- 6.7 Overall, it is considered that the scheme would comply with policy DES1.

Access and parking

- 6.8 The Highway Authority have been consulted and following a request for clarification on the size of the office space and the access arrangements, the Highway responded with no objection to the proposal.
- 6.9 The comments were as follows:
“It is noted that the developer is providing 446m² of office floor space. According to Reigate and Banstead Parking Standards the proposed development should include one space per 30m². This would equate to 15 spaces. The developer is providing 12 spaces. The parking standards for non residential land uses are maximum standards. The proposed quantum of parking would be adequate, given the nearby public transport, and cycling options, and the ability to be able to work from home for office staff.”
- 6.10 The Highway Authority have recommended a set of conditions to ensure the parking layout is implemented; the one-way system through the ground floor car park is properly signed; there is a construction transport management plan; there is adequate cycle storage; a sustainable transport modes guide for staff and visitors; and that three electric vehicle charging points are available.
- 6.11 The layout of the car parking spaces and one way access is considered to be workable as shown by the swept path analysis (drawing 31255/AC/002 rev A). The route for vehicles through the car parking area of the neighbouring buildings is an existing circumstance. Notice has been served on affected parties as documented on the ownership certificate submitted as part of the planning application form.
- 6.12 The proposal is thereby considered to be acceptable in terms of highway safety and capacity and complies with policies TAP1 and DES8.

Neighbour amenity

- 6.13 The proposed building would be deeper, wider and taller than the existing, but the increased bulk would be alongside the car park and small green area to the north, and neither of these areas would be sensitive from an amenity viewpoint. The proposal would create a Party Wall along the full length of the adjoining pitched roof building. This would result in a section of the adjoining building's external wall becoming internal. Currently, this external wall contains a couple of small windows, air conditioning units and a few other pipes etc. which serve the adjoining building. The windows are small and would be likely to serve toilets or other ancillary spaces which could be served by artificial lighting and mechanical ventilation. Hence, I do not consider the loss of these windows would result in harm to the amenity of the adjoining premises. The re-provision of services and making good of the wall would be a private matter between the two property owners and with additional protections under the Party Wall Act legislation.
- 6.14 The proposed access arrangement would rely on a one-way route for vehicles from the front, through the ground floor internal car park, and out the rear via a shared

access. The shared access already exists and so I do not consider that the proposal would result in a significant change or hindrance for the adjoining businesses.

- 6.15 The neighbouring premises at no.34 Holmethorpe Avenue has raised concerns the obstruction fire exits and routes. This comment was received following consultation on the original, larger scheme where the building extended closer to no.34. The current proposed layout retains the external car parking area closest to no.34 and the layout of spaces adjacent to no.34 would be no different from the existing parking arrangement in this area. Consequently, I do not consider that there would be an adverse impact on fire exit routes from no.34.
- 6.16 In summary, the proposal would not adversely affect the amenity of nearby properties and complies with policy DES1.

Impact upon Trees

- 6.17 The Tree officer has assessed the scheme and notes the amenity value of the tree on the front northwest corner of the site (probably a Sycamore) and the small group or multi stemmed Birch on the north boundary. These trees should be retained and protected, especially as they appear to not be within the same ownership as the site. It is considered that the proposed development can be achieved without adverse impact on these trees, taking into account the existing hardstanding and building in this area, but that the Council will need information on how works can satisfactorily take place within the rooting area of the trees and how the trees will be protected during the development.
- 6.18 Accordingly, a tree protection condition shall be attached to the permission to comply with policy NHE3.

Other matters

- 6.19 For a smaller scale development proposal such as this (not a major application), within Flood Zone 1 (low flood risk) and with no known surface water flooding issues, it is considered that drainage matters do not need to be controlled by planning and will instead be covered by Building Regulations.
- 6.20 The existing site does not contain any planting or areas for wildlife as it is almost entirely building or hardstanding. Policy NHE2 of the Reigate and Banstead Development Management Plan 2019 requires that wherever possible a net biodiversity gain should be achieved. In this case, the site and scheme has very limited opportunity for ecological enhancements, however, there are some small areas intended for new planting, which does represent a small improvement on the existing. This planting will be secured by the landscaping condition. Given the size of these potential planting areas, any additional requirement in terms of demonstrating biodiversity gains would be considered unrealistic in this case.

CONDITIONS

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

Plan type	Reference	Version	Date Received
Location Plan	1436/E00	B	10.08.2021
Block Plan	1436/ E01	B	10.08.2021
Floor Plan	1436 / E002	B	10.08.2021
Floor Plan	1436 /E003	B	10.08.2021
Roof Plan	1436 /E004	B	10.08.2021
Section Plan	1436 /E005	B	10.08.2021
Section Plan	1436 / E006	B	10.08.2021
Elevation Plan	1436/E007	B	10.08.2021
Elevation Plan	1436/E008	B	10.08.2021
Elevation Plan	1436/ E009	B	10.08.2021
Block Plan	1436 / P00	C	10.08.2021
Floor Plan	1436 / P001	E	10.08.2021
Floor Plan	1436 / P002	F	10.08.2021
Floor Plan	1436/P003	F	10.08.2021
Roof Plan	1436 /P004	F	10.08.2021
Section Plan	1436 /P007	F	10.08.2021
Section Plan	1436 / P008	F	10.08.2021
Floor Plan	1436 /P013	F	10.08.2021
Elevation Plan	P019	F	10.08.2021
Elevation Plan	P029	F	10.08.2021
Elevation Plan	P021	F	10.08.2021
Proposed Plans	31255/AC/002	A	10.08.2021

Reason: To define the permission and ensure the development is carried out in accord with the approved plans and in accordance with National Planning Practice Guidance.

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

Reason: To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

3. No development shall commence until a Construction Transport Management Plan, 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
 - (f) HGV deliveries and hours of operation
 - (g) vehicle routing
 - (h) measures to prevent the deposit of materials on the highway
 - (i) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
 - (k) on-site turning for construction vehicles
- has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2021 and Policy DES8 of the Reigate and Banstead Development Management Plan 2019.

4. No development shall commence, including groundworks preparation, until an Arboricultural Method Statement (AMS) is submitted to and approved in writing by the Local Planning Authority (LPA). This shall include details of how tree roots will be protected during construction. The AMS is expected to detail protection of those trees at risk of development impacts including but not limited to impacts arising from: foundations and other excavations, trenches for underground drainage, pipework and cabling; construction machinery access; storage of materials, spoil and associated works e.g. mixing of concrete or cement.
- All works shall be carried out in accordance with these details when approved.

Reason: To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area and to comply with British Standard 5837:2012 'Trees in relation to design, demolition and construction – Recommendations' and policies NHE3 and DES1 of the Reigate and Banstead Development Management Plan 2019.

5. No development shall commence until details of hard and soft landscaping are submitted to and approved in writing by the Local Planning Authority (LPA). These shall include shrub or climbing planting alongside the north boundary and the existing/proposed hard landscaping to the external front and rear car parking areas. The hardstanding works in front area shall be designed in conjunction with the tree protection measures (see condition above).
- The soft landscape details shall include an establishment maintenance schedule for a minimum of 2 years, full planting specifications, planting sizes & densities. Upon implementation of the approved development all the landscaping works shall be carried out in strict accordance with the landscape details as approved, and these shall be completed, before building completion, occupation or use of the approved development whichever is the earliest.

Any shrubs or plants planted in accordance with this condition which are removed, die or become damaged or become diseased within five years of planting shall be replaced within the next planting season by trees, and shrubs of the same size and species.

Reason: To ensure good landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with policies NHE3 and DES1 of the Reigate and Banstead Development Management Plan 2019.

6. Prior to commencement of development a written comprehensive environmental desktop study report is required to identify and evaluate possible on and off site sources, pathways and receptors of contamination and enable the presentation of all plausible pollutant linkages in a preliminary conceptual site model. The study shall include relevant regulatory consultations such as with the Contaminated Land Officer and be submitted to the Local Planning Authority and is subject to the approval in writing of the Local Planning Authority and any additional requirements that it may specify. The report shall be prepared in accordance with the Environment Agency's Land Contamination: Risk Management Guidance (2020) and British Standard BS 10175.

Reason: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard to the Reigate and Banstead Local Plan Development Management Plan 2019 (Policy DES9 Pollution and contaminated Land) and the NPPF.

7. Prior to commencement of development, in follow-up to the environmental desktop study, a contaminated land site investigation proposal, detailing the extent and methodologies of sampling, analyses and proposed assessment criteria required to enable the characterisation of the plausible pollutant linkages identified in the preliminary conceptual model, shall be submitted to the Local Planning Authority. This is subject to the written approval in writing of the Local Planning Authority, and any additional requirements that it may specify, prior to any site investigation being commenced on site. Following approval, the Local Planning Authority shall be given a minimum of two weeks written notice of the commencement of site investigation works. Please note this means a proposal is required to be submitted and approved prior to actually undertaking a Site Investigation.

Reason: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard the Reigate and Banstead Local Plan Development Management Plan 2019 (Policy DES9 Pollution and contaminated Land) and the NPPF.

8. Prior to commencement of the development, a contaminated land site investigation and risk assessment, undertaken in accordance with the site investigation proposal as approved that determines the extent and nature of contamination on site and is reported in accordance with the standards of DEFRA's and the Environment Agency's Land Contamination: Risk Management Guidance (2020) and British Standard BS 10175, shall be submitted to the Local Planning Authority and is subject to the approval in writing of the Local Planning Authority and any additional requirements that it may specify. If applicable, ground gas risk assessments should be completed inline with CIRIA C665 guidance.

Reason: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with

regard the Reigate and Banstead Local Plan Development Management Plan 2019 (Policy DES9 Pollution and contaminated Land) and the NPPF.

9.

- a) Prior to commencement of the development a detailed remediation method statement should be produced that details the extent and method(s) by which the site is to be remediated, to ensure that unacceptable risks are not posed to identified receptors at the site and details of the information to be included in a validation report, has been submitted to and approved in writing by the Local Planning Authority, and any additional requirements that it may specify, prior to the remediation being commenced on site. The Local Planning Authority shall then be given a minimum of two weeks written notice of the commencement of remediation works.
- b) Prior to occupation, a remediation validation report for the site shall be submitted to the Local Planning Authority in writing. The report shall detail evidence of the remediation, the effectiveness of the remediation carried out and the results of post remediation works, in accordance with the approved remediation method statement and any addenda thereto, so as to enable future interested parties, including regulators, to have a single record of the remediation undertaken at the site. Should specific ground gas mitigation measures be required to be incorporated into a development the testing and verification of such systems should have regard to CIRIA C735 guidance document entitled 'Good practice on the testing and verification of protection systems for buildings against hazardous ground gases' and British Standard BS 8285 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings

Reason: To demonstrate remedial works are appropriate and demonstrate the effectiveness of remediation works so that the proposed development will not cause harm to human health or pollution of controlled waters with regard to the Reigate and Banstead Local Plan Development Management Plan 2019 (Policy DES9 Pollution and contaminated Land) and the NPPF.

10. Unexpected ground contamination: Contamination not previously identified by the site investigation, but subsequently found to be present at the site shall be reported to the Local Planning Authority as soon as is practicable. If deemed necessary development shall cease on site until an addendum to the remediation method statement, detailing how the unsuspected contamination is to be dealt with, has been submitted in writing to the Local Planning Authority. The remediation method statement is subject to the written approval of the Local Planning Authority and any additional requirements that it may specify.

Note: Should no further contamination be identified then a brief comment to this effect shall be required to discharge this condition

REASON: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard to the Reigate and Banstead Local Plan Development Management Plan 2019 (Policy DES9 Pollution and contaminated Land) and the NPPF.

11. Notwithstanding the submitted plan 1436/P013 the proposed development shall not be occupied unless and until a sign stating entry facing the highway and no exit facing the site at the western access and exit facing the site and no entry facing the access route at the southern access to the premise's car park, has been provided in accordance with a scheme to be submitted to and approved in writing with the Local Planning authority, all to be permanently retained.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2021 and Policy TAP1 of the Reigate and Banstead Development Management Plan 2019.

12. The development hereby approved shall not be first occupied unless and until the following facilities have been provided in accordance with a scheme to be submitted to and approved in writing for:

- (a) The secure parking of 3 bicycles within the development site
- (b) Information to be provided to staff, and visitors regarding the availability and whereabouts of sustainable transport modes including local public transport services and facilities, walking and cycling routes, cycle facilities including lockers, car sharing clubs and promotion of working from home policies and facilities.

And thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2021 and Reigate and Banstead Core Strategy 2014 Policy CS17 (Travel Options and Accessibility).

13. The development hereby approved shall not be occupied unless and until 3 of the available parking spaces are provided with a fast charge socket (current minimum requirement: 7kw Mode 3 with Type 2 connector - 230 v AC 32 amp single phase dedicated supply) and 3 of the available spaces are provided with an electrical supply to fit an electric vehicle charging point in the future in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2021 and Reigate and Banstead Core Strategy 2014 Policy CS17 (Travel Options and Accessibility).

14. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plan 1436/P013 for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purpose.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2021 and Policy TAP1 of the Reigate and Banstead Development Management Plan 2019.

15. Notwithstanding the drawings, the proposed external finishing materials and details shall be carried out using the external facing materials and details specified below and there shall be no variation without the prior approval in writing of the Local Planning Authority:
- a) The proposed brick shall match the existing brick on the adjoining building
 - b) The proposed profiled metal cladding shall match the format and profile of the cladding on the adjoining building.

Reason: To ensure that the development hereby permitted is only constructed using the appropriate external facing materials in the interest of maintaining the visual amenities of the area with regard to Reigate and Banstead Development Management Plan 2019 policy DES1.

INFORMATIVES

1. The use of a suitably qualified arboricultural consultant is essential to provide acceptable submissions in respect of the arboricultural tree condition above. All works shall comply with the recommendations and guidelines contained within British Standard 5837.
2. 1. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
3. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
4. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to: <http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html> for guidance and further information on charging modes and connector types.
5. Environmental Health would like to draw the applicant attention to the specifics of the contaminated land conditional wording such as 'prior to commencement', 'prior to occupation' and 'provide a minimum of two weeks notice'.
The submission of information not in accordance with the specifics of the planning conditional wording can lead to delays in discharging conditions, potentially result in conditions being unable to be discharged or even enforcement action should the required level of evidence/information be unable to be supplied. All relevant information should be formally submitted to the Local Planning Authority and not direct to Environmental Health.
6. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions. Please see the

Council's Climate Change and Sustainable Construction SPD: https://www.reigate-banstead.gov.uk/downloads/file/6667/climate_change_and_sustainable_construction_spd

7. Building works involving work on an existing wall shared with another property; or new building on the boundary with a neighbouring property; or excavating near a neighbouring building, may fall within the scope of the Party Wall, etc. Act 1996 and may require that you serve a Statutory Notice on all affected owners. Further guidance is available from <https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance>

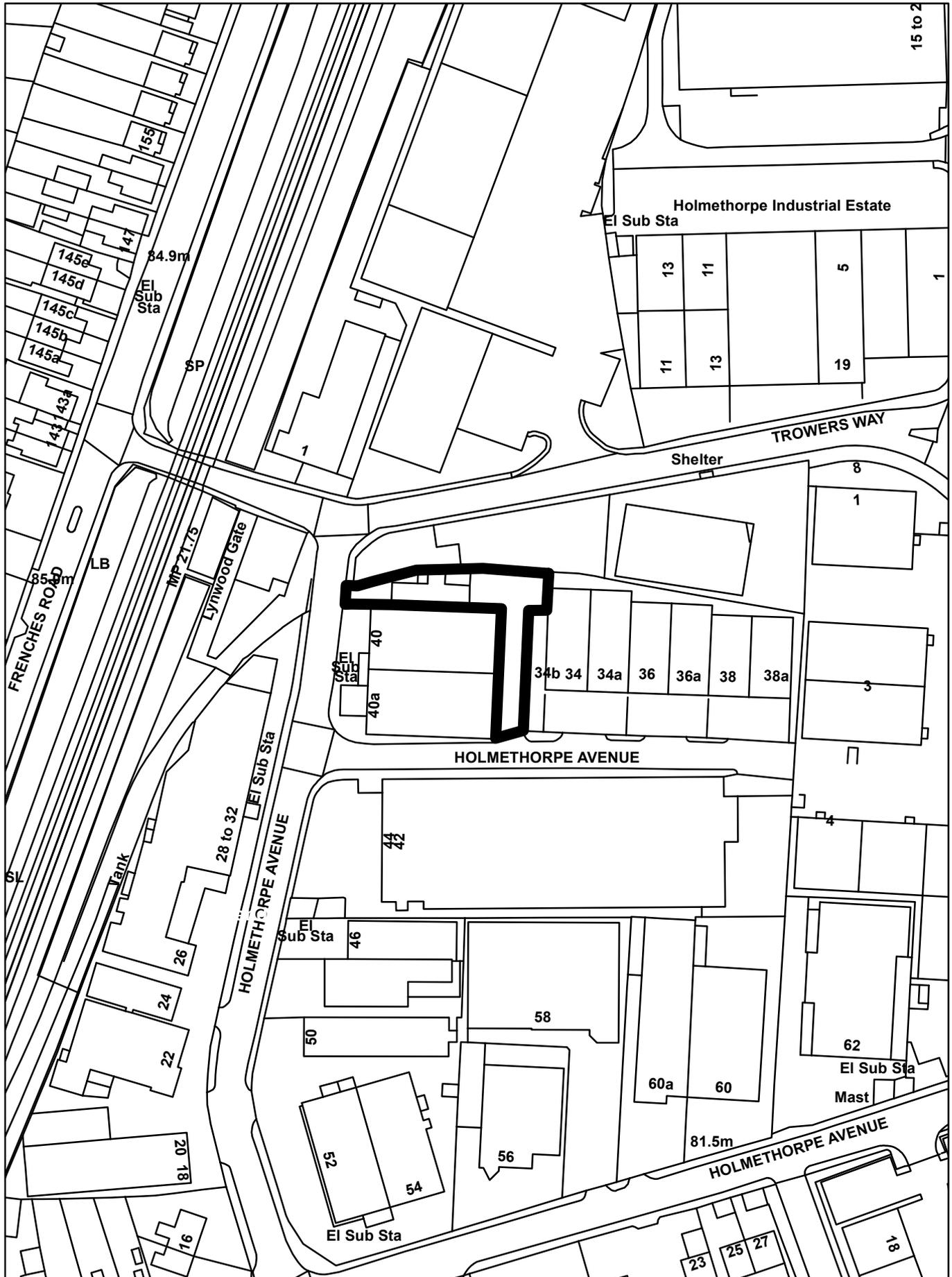
REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies CS1, CS5, CS10, CS11, CS17, EMP1, EMP4, DES1, DES8, DES9, TAP1, CCF1, NHE3 and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

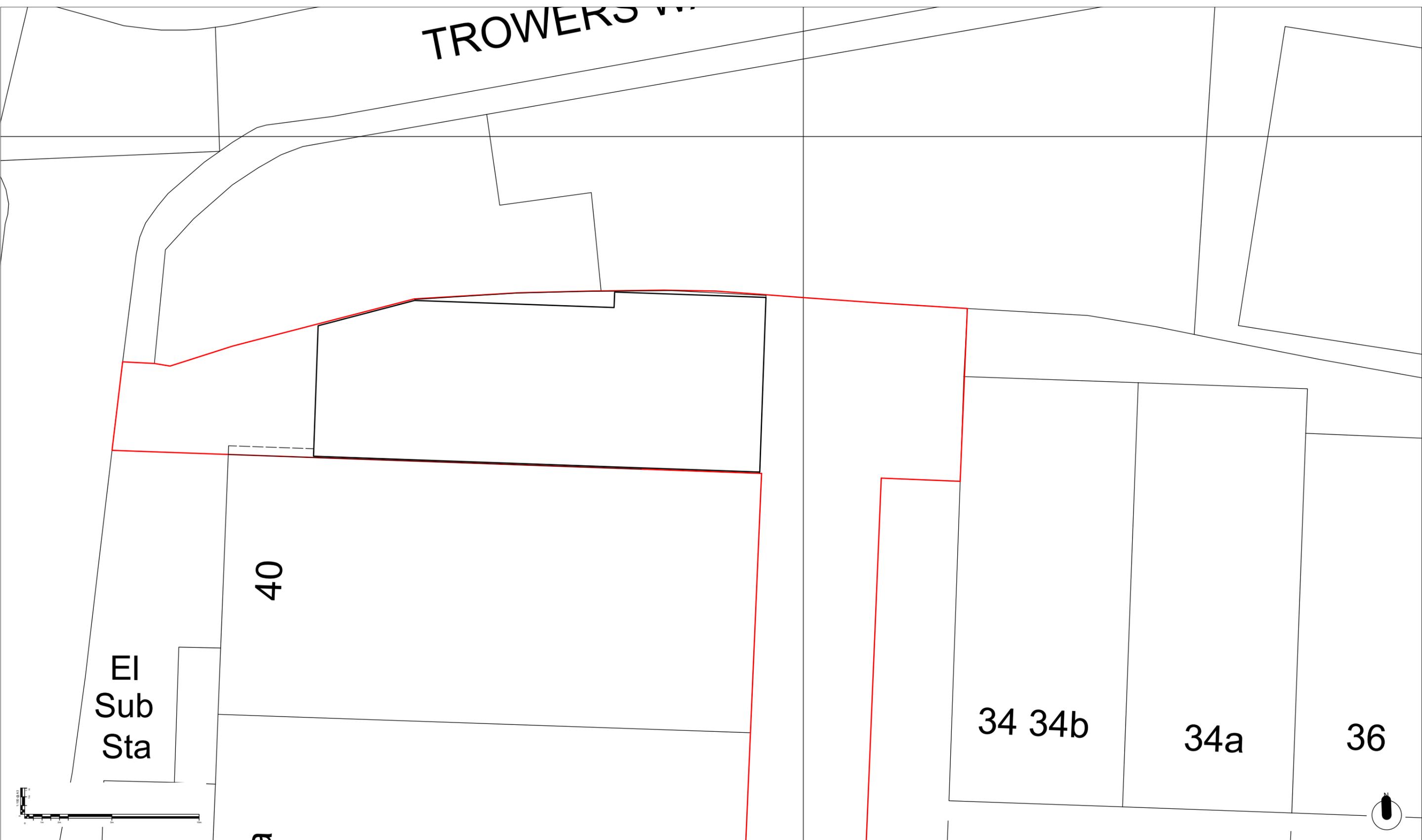
Proactive and Positive Statements

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development where possible, as set out within the National Planning Policy Framework

20/01791/F - 40 Holmethorpe Avenue, Redhill



TROWERS W



GENERAL NOTES

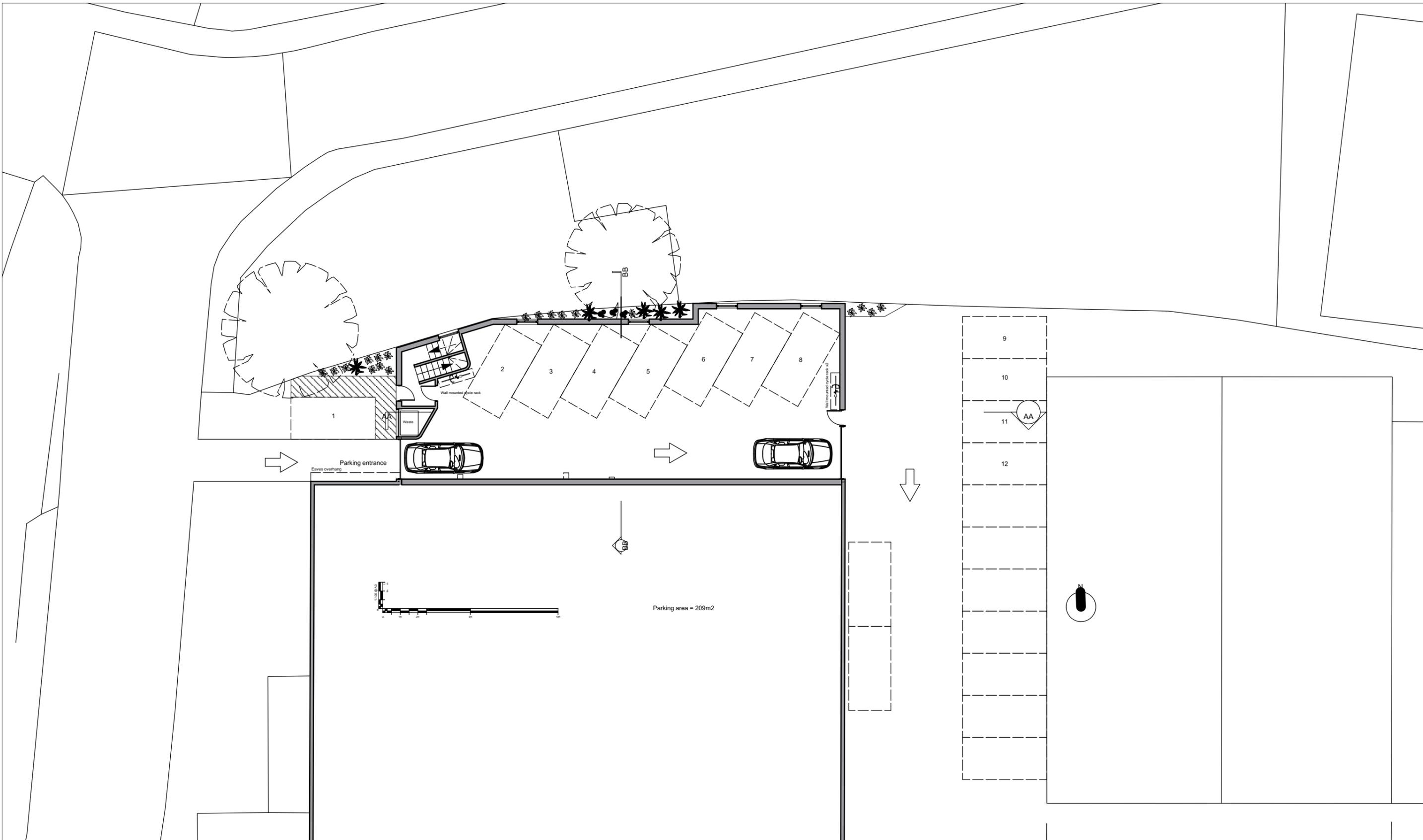
- Responsibility is not accepted for errors made by others in scaling from this drawing
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- REVA Redline includes road access
- REVB Site amendments
- REVC Site amendments
- REVD Footprint amendment

JOB 40 Holmethorp Avenue - Richaire Office			
Title Proposed Block Plan		Dwg. 1436 / P00	Rev. D
Date 03.08.21	Scale 1:200@ A3		

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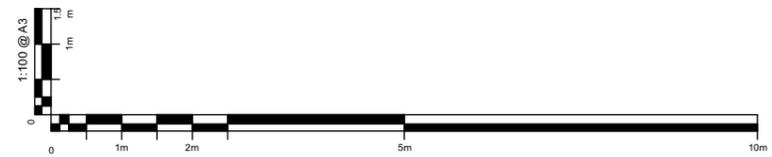
- REVA Site amendments
- REVB Site amendments

REV F - Landscaping & Flank Wall

JOB		
Richaire Office, 40 Holmethorpe Avenue, RH12NL		
Title	Dwg.	Rev.
Proposed Ground Floor - Parking	1436 / P013	F
Date	Scale	
16.07.21	1:200@ A3	

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- REV A - Parking
- REV B - Parking
- REV C - Parking
- REV F - Landscaping & Flank Wall

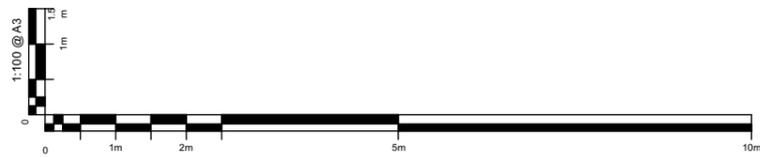
JOB
Richaire Office, 40 Holmethorpe Avenue, RH12NL

Title	Dwg.	Rev.
02 Proposed Rear Elevation	P021	F

Date	Scale
16.07.21	1:100@ A3

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- REV A - Parking
- REV B - Parking
- REV C - Parking
- REV F - Landscaping & Flank Wall

JOB
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Title
02 Proposed Front Elevation

Dwg.
P020

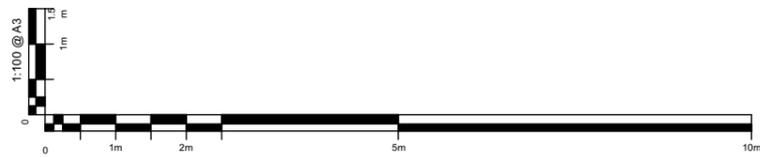
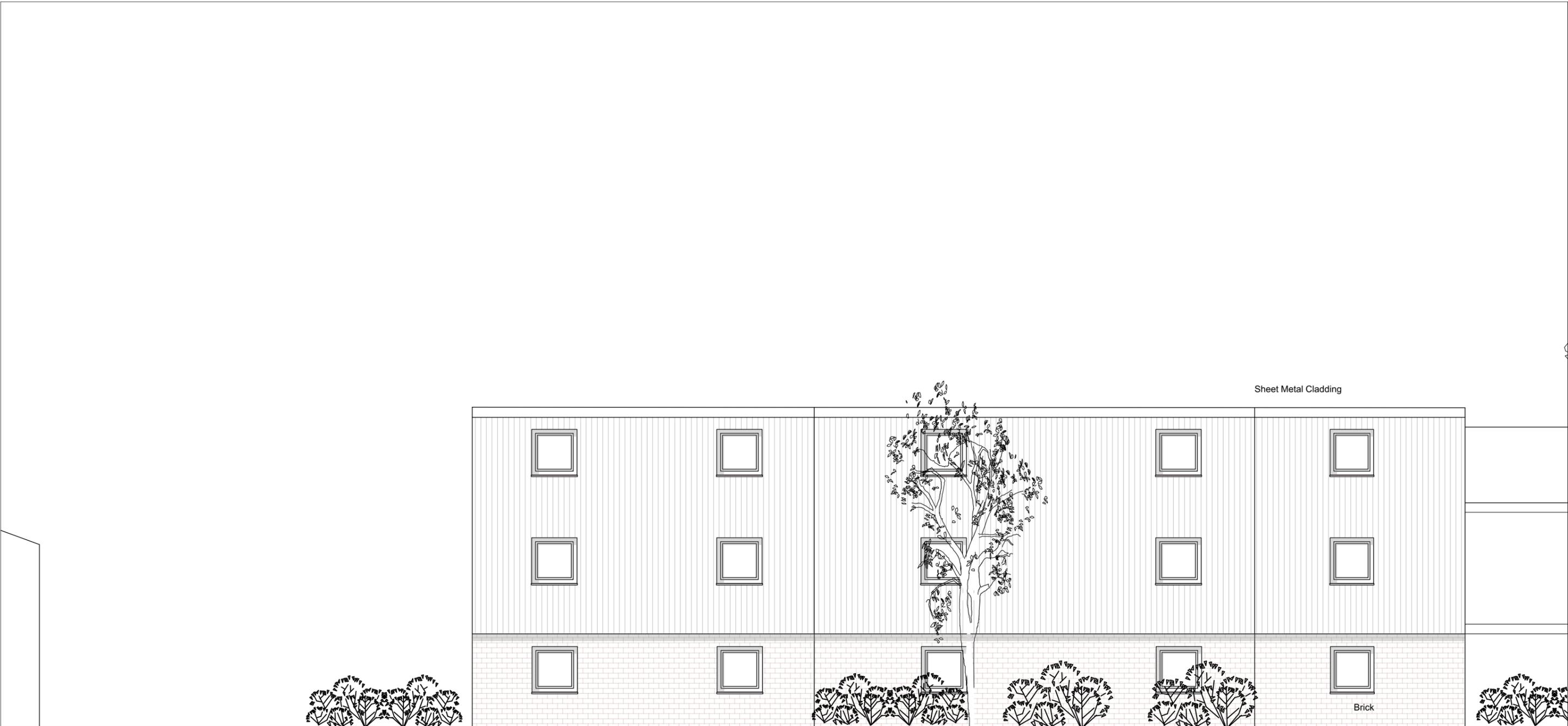
Rev.
F

Date
16.07.21

Scale
1:100@ A3

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REV B - Parking
 REV C - Parking
 REV F - Landscaping & Flank Wall

JOB			
Richaire Office, 40 Holmethorpe Avenue, RH12NL			
Title	Dwg.	Rev.	
02 Proposed Side Elevation	P019	F	
Date	Scale		
05.07.21	1:100@ A3		

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