

Application reference: 14/1488/DD36
KEW WARD

Date application received	Date made valid	Target report date	8 Week date
01.09.2017	01.09.2017	27.10.2017	27.10.2017

Site:

Inland Revenue, Ruskin Avenue, Kew,

Proposal:

Details pursuant to condition NS10 (closing of existing access) of planning permission 14/1488/FUL.

Status: Pending Consideration (If status = HOLD please check that all is OK before you proceed any further with this application)

APPLICANT NAME

Mr Gareth Griffins
Stanfield House
Station Road
Hook
Hampshire
RG27 9PQ

AGENT NAME

Mr John Carter
Capella House
4 Railway Approach
Worthing
West Sussex
BN11 1UR

DC Site Notice: printed on and posted on and due to expire on

Consultations:

Internal/External:

Consultee

LBRUT Transport

Expiry Date

Neighbours:

History: Development Management, Appeals, Building Control, Enforcements:

Development Management

Status: GTD

Date:05/07/2002

Application:02/1425

To Retain Premises As Inland Revenue Sorting Centre (sui Generis).

Development Management

Status: PCO

Date:21/04/1989

Application:89/0502/C84

Erection Of Two Storey Building To House Inland Revenue Sorting Centre.

Development Management

Status: PCO

Date:26/10/1989

Application:89/1857/C84

Erection Of Two Storey Building To House Inland Revenue Sorting Centre.

Development Management

Status: REF

Date:09/09/2009

Application:09/0610/FUL

Erection of six buildings (5 x 5 storey, 1 x 4 storey) comprising 111 self-contained flats (use class C3), 5,644 Sq m floorspace to be used as a care home (use class C2) and commercial floorspace (use Class B1 Offices and A1 Retail /A3 Cafe) landscaping, and associated car parking at basement level.

Development Management

Status: REF

Date:29/03/2012

Application:10/1526/FUL

Erection of two 5-storey and four 4-storey buildings comprising 97 self-contained flats (use class C3), 4,645 sqm floorspace to be used as a care home (use Class C2) and 1,388 sqm commercial floorspace (use class B1),

landscaping and associated car parking at basement level.

<u>Development Management</u> Status: GTD Date:22/05/2015	Application:14/1488/FUL Erection of 4 blocks containing 170 no. 1, 2 and 3 bedroom apartments (including 27 affordable housing 16%) and a GP surgery with associated semi-basement car and cycle parking, open space, play space, landscaping and new access arrangements.
<u>Development Management</u> Status: WDN Date:17/03/2015	Application:14/1488/DD01 Details pursuant to condition U80212 - BD04 (Details to specified scale), BD12 (Details - Materials to be approved), LT06 (Tree Planting Scheme), LT09 (Hard and Soft Landscaping Required), LT11 (Landscape Management - Large Scheme), DV49 (Construction Method Statement), U80216 - DS04 (Access for disabled people), DV29E (Potentially Contaminated Sites), NS06 (Construction Logistics Plan), NS07 (New Access Details), NS19 (Piling), NS21 (Drainage Works), NS24 (Lighting), NS26 (Extraction, Design and Odour), NS28 (Noise and Vibration Construction Method Statement) and NS29 (Dust Control) of planning permission.
<u>Development Management</u> Status: GTD Date:11/11/2015	Application:14/1488/DD02 Details pursuant to condition DV49 (Construction Method Statement), NS06 (Construction Logistics Plan) and NS29 (Dust Control) of planning permission 14/1488/FUL.
<u>Development Management</u> Status: GTD Date:17/07/2015	Application:14/1488/DD03 Details pursuant to PART of condition BD12 (Details - Materials to be approved) of planning permission 14/1488/FUL.
<u>Development Management</u> Status: GTD Date:17/07/2015	Application:14/1488/DD04 Details pursuant to condition U80212 - BD04 (Details to specified scale) of planning permission 14/1488/FUL.
<u>Development Management</u> Status: GTD Date:06/01/2016	Application:14/1488/DD05 Details pursuant to condition LT09 (Hard and Soft Landscaping Required) of planning permission 14/1488/FUL.
<u>Development Management</u> Status: GTD Date:09/02/2016	Application:14/1488/DD06 Details pursuant to condition NS07 (New Access Details) and Bollard details only pursuant to condition LT09 (Hard and Soft Landscaping Required) of planning permission 14/1488/FUL. [Revised Description]
<u>Development Management</u> Status: GTD Date:13/07/2015	Application:14/1488/DD07 Details pursuant to condition NS19 (Piling) of planning permission 14/1488/FUL.
<u>Development Management</u> Status: REF Date:24/07/2015	Application:14/1488/DD08 Details pursuant to condition NS21 (Drainage Works) of planning permission 14/1488/FUL.
<u>Development Management</u> Status: GTD Date:15/01/2016	Application:14/1488/DD09 Details pursuant to condition NS24 (Lighting) of planning permission 14/1488/FUL.
<u>Development Management</u> Status: GTD Date:10/07/2015	Application:14/1488/DD10 Details pursuant to condition NS28 (Noise and Vibration Construction Method Statement) of planning permission 14/1488/FUL.
<u>Development Management</u> Status: GTD Date:11/08/2015	Application:14/1488/DD11 Details pursuant to condition (PART OF) U80216 - DS04 (Access for disabled people) of planning permission 14/1488/FUL.
<u>Development Management</u> Status: GTD Date:10/07/2015	Application:14/1488/DD12 Details pursuant to PART OF condition DV29E (Potentially Contaminated

Sites) of planning permission 14/1488/FUL. - (Part 1 only)

<u>Development Management</u> Status: GTD Date:08/09/2015	Application:14/1488/DD13 Details pursuant to condition part 'a' of LT06 (Tree Planting Scheme) of planning permission 14/1488/FUL.
<u>Development Management</u> Status: GTD Date:11/08/2015	Application:14/1488/DD14 Details pursuant to condition (PART OF) LT11 (Landscape Management - Large Scheme) of planning permission 14/1488/FUL.
<u>Development Management</u> Status: GTD Date:17/07/2015	Application:14/1488/DD15 Details pursuant to condition NS26 (Extraction, Design and Odour) planning permission 14/1488/FUL.
<u>Development Management</u> Status: GTD Date:17/08/2015	Application:14/1488/DD16 Details pursuant to condition U83291 - NS13 (Car club details) of planning permission 14/1488/FUL.
<u>Development Management</u> Status: GTD Date:24/02/2016	Application:14/1488/DD17 Details pursuant to condition U83299 - NS21 - Drainage works of planning permission 14/1488/FUL.
<u>Development Management</u> Status: WDN Date:06/01/2017	Application:14/1488/DD18 Details pursuant to condition U83301 - NS23 (Secure by design) of planning permission 14/1488/FUL.
<u>Development Management</u> Status: GTD Date:21/12/2016	Application:14/1488/DD19 Details pursuant to condition U83296 - NS18 (Flood warning and evacuation plan) of planning permission 14/1488/FUL.
<u>Development Management</u> Status: GTD Date:06/03/2017	Application:14/1488/DD20 Details pursuant to condition U83272 (Cycle parking) of planning permission 14/1488/FUL.
<u>Development Management</u> Status: WDN Date:14/12/2016	Application:14/1488/DD21 Details pursuant to condition U83294 - NS16 (Environment Agency 1) of planning permission 14/1488/FUL.
<u>Development Management</u> Status: GTD Date:13/12/2016	Application:14/1488/DD22 Details pursuant to condition U83293 - NS15 (Refuse management plan) of planning permission 14/1488/FUL.
<u>Development Management</u> Status: GTD Date:13/12/2016	Application:14/1488/DD23 Details pursuant to condition DV18A (Refuse arrangements) of planning permission 14/1488/FUL.
<u>Development Management</u> Status: GTD Date:21/11/2016	Application:14/1488/DD24 Details pursuant to condition U83317 - NS25 (Insulation and Ventilation) of planning permission 14/1488/FUL.
<u>Development Management</u> Status: GTD Date:21/11/2016	Application:14/1488/DD25 Details pursuant to condition U83319 - NS27 (Mechanical Services Condition) of planning permission 14/1488/FUL.
<u>Development Management</u> Status: GTD Date:02/02/2017	Application:14/1488/DD26 Details pursuant to condition U83280 - NS03 (PV Panels) of planning permission 14/1488/FUL.
<u>Development Management</u> Status: WNA Date:18/11/2016	Application:14/1488/DD27 Details pursuant to condition U83290 - NS12 (Affordable housing parking) of planning permission 14/1488/FUL.
<u>Development Management</u> Status: GTD Date:07/07/2017	Application:14/1488/DD28 Details pursuant to condition U83289 - NS11 (Car parking) of planning permission 14/1488/FUL.

permission 14/1488/FUL.

Development Management

Status: GTD
Date: 07/07/2017

Application: 14/1488/DD29
Details pursuant to condition U83283 - NS05 (Site Management and Servicing Arrangements) of planning permission 14/1488/FUL.

Development Management

Status: REC
Date:

Application: 14/1488/DD30
S106 obligation - Travel Plan Bond

Development Management

Status: GTD
Date: 01/09/2017

Application: 14/1488/DD31
Details pursuant to condition U84149 - LT11 (Landscape management) of planning permission 14/1488/FUL.

Development Management

Status: PCO
Date:

Application: 17/2573/VRC
Application for a Variation of Condition U83300 - NS22 (Implement play facilities) of Planning Permission 14/1488/FUL to allow for play areas to be provided in accordance with the phased occupation strategy.

Development Management

Status: VOID
Date: 07/07/2017

Application: 14/1488/VOID
BD12- Details-materials to be approved.

Development Management

Status: GTD
Date: 10/08/2017

Application: 14/1488/DD33
Details pursuant to condition BD12 (Details - Materials to be approved) of planning permission 14/1488/FUL.

Development Management

Status: PCO
Date:

Application: 17/2637/VRC
Application for the removal of condition U83322 - NS30 (S278 - Section 278 agreement with TfL) of planning permission 14/1488/FUL.

Development Management

Status: REC
Date:

Application: 14/1488/DD34
S106 - Draft Travel Plan and Travel Plan co-ordinator.

Development Management

Status: PDE
Date:

Application: 14/1488/DD35
Details pursuant to condition DV29E (Potentially Contaminated Sites) of planning permission 14/1488/FUL for the erection of 4 blocks containing 170 no. 1, 2 and 3 bedroom apartments (including 27 affordable housing 16%) and a GP surgery with associated semi-basement car and cycle parking, open space, play space, landscaping and new access arrangements.

Development Management

Status: PCO
Date:

Application: 14/1488/DD36
Details pursuant to condition NS10 (closing of existing access) of planning permission 14/1488/FUL.

Development Management

Status: REC
Date:

Application: 14/1488/DD37
Details pursuant to condition NS27 (mechanical services condition) attached to planning permission 17/0365/FUL.

Appeal

Validation Date: 03.03.2010

Erection of six buildings (5 x 5 storey, 1 x 4 storey) comprising 111 self-contained flats (use class C3), 5,644 Sq m floorspace to be used as a care home (use class C2) and commercial floorspace (use Class B1 Offices and A1 Retail /A3 Cafe) landscaping, and associated car parking at basement level.

Reference: 10/0027/AP/REF

Appeal

Validation Date: 28.09.2012

Erection of two 5-storey and four 4-storey buildings comprising 97 self-contained flats (use class C3), 4,645 sqm floorspace to be used as a care home (use Class C2) and 1,388 sqm commercial floorspace (use class B1), landscaping and associated car parking at basement level.

Reference: 12/0184/AP/REF

Building Control

Deposit Date: 07.03.2014

170 new residential dwellings and 1 non-residential dwelling (now known as Flats 1-43 (consecutive) Advent House, Levett Square, Richmond TW9 4FA; Flats 1-61 (consecutive) Chancery House, Levett Square, Richmond TW9 4FD; Flats 1-26 Verdant House, Levett Square, Richmond TW9 4FE; Surgery, Quadrant House, Levett Square, Richmond TW9 4FF; Flats 1-40 Quadrant House, Levett Square, Richmond TW9 4FF)

Reference: 14/0475/IN

Enforcement

Opened Date: 15.04.2009 Enforcement Enquiry

Reference: 09/0198/EN/UBW

Enforcement

Opened Date: 10.04.2015 Enforcement Enquiry

Reference: 15/0206/EN/EOP

Enforcement

Opened Date: 17.08.2015 Enforcement Enquiry

Reference: 15/0549/EN/EOP

Enforcement

Opened Date: 11.12.2015 Enforcement Enquiry

Reference: 15/0828/EN/BCN

Recommendation:

The determination of this application falls within the scope of Officer delegated powers - YES / NO

I therefore recommend the following:

- 1. REFUSAL
- 2. PERMISSION
- 3. FORWARD TO COMMITTEE

This application is CIL liable

YES* NO
(*If yes, complete CIL tab in Uniform)

This application requires a Legal Agreement

YES* NO
(*If yes, complete Development Condition Monitoring in Uniform)

This application has representations online (which are not on the file)

YES NO

This application has representations on file

YES NO

Case Officer (Initials): SAR

Dated: 21.9.2017

I agree the recommendation:

Team Leader/Head of Development Management/Principal Planner

Dated:

[Signature]
25/9/17

This application has been subject to representations that are contrary to the officer recommendation. The Head of Development Management has considered those representations and concluded that the application can be determined without reference to the Planning Committee in conjunction with existing delegated authority.

Head of Development Management:

Dated:

REASONS:
CONDITIONS:
INFORMATIVES:
UDP POLICIES:
OTHER POLICIES:

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The following table will populate as a quick check by running the template once items have been entered into Uniform

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

INFORMATIVES

The following further documents were requested and submitted on 15 September 2017:

- *Drawing no. C82887-D-005 Rev J*; prepared by JNP Group (superseded Rev F);
- *Drawing no. CSa/2503/100 Rev K*; prepared by CSa Environmental Planning;
- *Drawing no. CSa/2503/101 Rev K*; prepared by CSa Environmental Planning.

Condition U83285 – NS07 (New Access Details) required that prior to commencement of development detailed drawings of the junction of the new vehicular access, raised table and pedestrian paths into and around the site and the existing highway serving the National Archives and with the ramp from the basement car park be submitted to and approved in writing by the Local Planning Authority. The details for this condition were submitted under application reference 14/1488/DD06 approved on 05.02.2016.

The details submitted with application 14/1488/DD06 although it related to the new access the details also showed the closing of the existing access. It included lengthening of works to reinforce the kerb adjacent to the National Archives entrance. The Council's Highways Officer was satisfied with the details submitted.

Whilst I appreciate applications relating to a specific condition to not dictate what will happen on applications for other relevant conditions, the details approved under application 14/1488/DD06 have been re-submitted and in this instance the submitted details are considered acceptable. Closing of the existing access confines the access points to those new ones approved under application 14/1488/DD06. This would ensure that the development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway.

Recommendation:

Approve application