

PLANNING REPORT

Printed for officer by
Ms Hayat Osman on 8 September

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	Application:02/1425	
Date:05/07/2002	To Retain Premises As Inland Revenue Sorting Centre (sui Generis).	
Development Management		
Status: PCO	Application:89/0502/C84	
Date:21/04/1989	Erection Of Two Storey Building To House Inland Revenue Sorting Centre.	
Development Management		
Status: PCO	Application:89/1857/C84	
Date:26/10/1989	Erection Of Two Storey Building To House Inland Revenue Sorting Centre.	
Development Management		
Status: REF	Application:09/0610/FUL	
Date:09/09/2009	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	Application:10/1526/FUL	
Date:29/03/2012	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)	

1 H STEELS	landscaping and associated car parking at basement level.
Development Management 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.
Development Management 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.
Development Management	
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.
Development Management	
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.
Development Management	
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.
Development Management 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.
Development Management 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]
Development Management Status: GTD Date: 13/07/2015	Application:14/1488/DD07 Details pursuant to condition NS19 (Piling) of planning permission 14/1488/FUL.
Development Management Status: REF Date:24/07/2015	Application:14/1488/DD08 Details pursuant to condition NS21 (Drainage Works) of planning permission 14/1488/FUL.
Development Management Status: GTD Date:15/01/2016	Application:14/1488/DD09 Details pursuant to condition NS24 (Lighting) of planning permission 14/1488/FUL.
Development Management 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.
Development Management 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.

Application:14/1488/DD12
Details pursuant to PART OF condition DV29E (Potentially Contaminated

Development Management

Status: GTD Date: 10/07/2015

	Sites) of planning permission 14/1488/FUL (Part 1 only)
Development Management Status: GTD	Application: 14/1409/DD12
Date: 08/09/2015	Application:14/1488/DD13 Details pursuant to condition part 'a' of LT06 (Tree Planting Scheme) of
Date:00/09/2013	planning permission 14/1488/FUL.
Development Management	
Status: GTD	Application:14/1488/DD14
Date:11/08/2015	Details pursuant to condition (PART OF) LT11 (Landscape Management - Large Scheme) of planning permission 14/1488/FUL.
Development Management	
Status: GTD	Application:14/1488/DD15
Date:17/07/2015	Details pursuant to condition NS26 (Extraction, Design and Odour) planning permission 14/1488/FUL.
Development Management	A " " AAAAAAADDAA
Status: GTD	Application:14/1488/DD16 Details pursuant to condition US3301 NS43 (Cor club details) of planning
Date: 17/08/2015	Details pursuant to condition U83291 - NS13 (Car club details) of planning permission 14/1488/FUL.
Development Management	
Status: GTD	Application:14/1488/DD17
Date:24/02/2016	Details pursuant to condition U83299 - NS21 - Drainage works of planning
	permission 14/1488/FUL.
Development Management	A
Status: WDN	Application: 14/1488/DD18 Details pursuant to condition LISS201 NS23 (Secure by design) of planning
Date:06/01/2017	Details pursuant to condition U83301 - NS23 (Secure by design) of planning permission 14/1488/FUL.
Development Management	
Status: GTD	Application:14/1488/DD19
Date:21/12/2016	Details pursuant to condition U83296 - NS18 (Flood warning and evacuation plan) of planning permission 14/1488/FUL.
Development Management	
Status: GTD	Application: 14/1488/DD20
Date:06/03/2017	Details pursuant to condition U83272 (Cycle parking) of planning permission 14/1488/EUL.
Development Management	
Status: WDN	Application:14/1488/DD21
Date:14/12/2016	Details pursuant to condition U83294 - NS16 (Environment Agency 1) of planning permission 14/1488/FUL.
Development Management	
Status: GTD	Application: 14/1488/DD22
Date:13/12/2016	Details pursuant to condition U83293 - NS15 (Refuse management plan) of planning permission 14/1488/FUL.
Development Management	A 11 11 11 11 11 11 11 11 11 11 11 11 11
Status: GTD	Application: 14/1488/DD23
Date: 13/12/2016	Details pursuant to condition DV18A (Refuse arrangements) of planning permission 14/1488/FUL.
Development Management	
Status: GTD	Application:14/1488/DD24
Date:21/11/2016	Details pursuant to condition U83317 - NS25 (Insulation and Ventilation) of planning permission 14/1488/FUL.
Development Management	A 15 15 144400/DD05
Status: GTD	Application:14/1488/DD25
Date:21/11/2016	Details pursuant to condition U83319 - NS27 (Mechanical Services Condition) of planning permission 14/1488/FUL.
Development Management	, -, -, -, -, -, -, -, -, -, -, -, -, -,
Status: GTD	Application:14/1488/DD26
Date:02/02/2017	Details pursuant to condition U83280 - NS03 (PV Panels) of planning permission 14/1488/FUL.
Development Management	
Status: WNA	Application:14/1488/DD27 Details pursuant to condition U83290 - NS12 (Affordable housing parking) of
LISTA: INTITITION	DELANS DUISIAND TO CONTINUO DE LA SAMEL - NESTA L'ATTORNAMIA DOUGINA MARVINALI AT

Date: 18/11/2016

Details pursuant to condition U83290 - NS12 (Affordable housing parking) of planning permission 14/1488/FUL.

Development Management Status: GTD

Date: 07/07/2017

Application: 14/1488/DD28

Details pursuant to condition U83289 - NS11 (Car parking) of planning

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• /	permission 14/1488/FUL.
Development Management	pormission 1 to 1 to 1 to 2.
Status: GTD	Application:14/1488/DD29
Date:07/07/2017	Details pursuant to condition U83283 - NS05 (Site Management and
Date:07/07/2017	Servicing Arrangements) of planning permission 14/1488/FUL.
Development Management	der violing / triangements/ or planning permission 14/14/00/1 oz.
Status: REC	Application:14/1488/DD30
Date:	S106 obligation - Travel Plan Bond
Development Management	
Status: GTD	Application:14/1488/DD31
Date:01/09/2017	Details pursuant to condition U84149 - LT11 (Landscape management) of
	planning permission 14/1488/FUL.
Development Management	
Status: PCO	Application:17/2573/VRC
Date:	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	Application:14/1488/VOID
Date:07/07/2017	BD12- Details-materials to be approved.
Development Management	
Status: GTD	Application:14/1488/DD33
Date:10/08/2017	Details pursuant to condition BD12 (Details - Materials to be approved) of
	planning permission 14/1488/FUL.
Development Management	
Status: PCO	Application:17/2637/VRC
Date:	Application for the removal of condition U83322 - NS30 (S278 - Section 278
	agreement with TfL) of planning permission 14/1488/FUL.
Development Management	A 1: 1: 444400/DD04
Status: REC	Application:14/1488/DD34
Date:	S106 - Draft Travel Plan and Travei Plan co-ordinator.
Development Management	A . II . I
Status: PDE	Application:14/1488/DD35
Date:	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	open opace, play space, landscaping and new access arrangements.
Status: PCO	Application:14/1488/DD36
Date:	Details pursuant to condition NS10 (closing of existing access) of planning
Date.	permission 14/1488/FUL.
Development Management	permission in the control of the con
Status: REC	Application:14/1488/DD37
Date:	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
D. (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

Opened Date: 11.12.2015

Reference: 15/0828/EN/BCN

Enforcement
Opened Date: 15.04.2009 Enforcement Enquiry

Enforcement
Opened Date: 10.04.2015 Enforcement Enquiry

Reference: 15/0206/EN/EOP

Enforcement
Opened Date: 17.08.2015 Enforcement Enquiry

Enforcement
Opened Date: 17.08.2015 Enforcement Enquiry

Enforcement
Opened Date: 17.08.2015 Enforcement Enquiry

Enforcement

Enforcement Enquiry

I therefore recomm	nend the following:			
 REFUS PERMI FORWA 				
This application is 0	CIL liable	YES* (*If yes, complete	NO CIL tab in Uniform)	
This application req	uires a Legal Agreement	YES*	NO Development Condition M	onitoring in Uniform)
This application has (which are not on the	representations online le file)	YES	NO	
This application has	representations on file	YES	NO	
Case Officer (Initials	s): SAR	Dated: 21	1.2017	
I agree the recomm	nendation:			/
Dated: This application ha Head of Developr	s been subject to represer ment Management has o determined without refere	ntations that are	contrary to the office e representations a	nd concluded that the
Head of Developme	ent Management:			
Dated:				
REASONS:				
CONDITIONS:		01		
INFORMATIVES:			>	
UDP POLICIES:				
OTHER POLICIES		/		

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

Recommendation:

Uniform			
SUMMARY OF CONDITIONS AND INFORMATIVES			
CONDITIONS			
INFORMATIVES			

Application Reference: 14/1488/DD36

Address: Inland Revenue, Ruskin Avenue, Kew

Delegated Report:

Site Description:

The application site is the Inland Revenue's former sorting office. The previous building on the site was demolished in 2009, after a vacancy of some 6 years. The land is to the southeast of the National Archives building, and to the west and north of the spine road (Strand Drive) serving residential apartments at Kew Riverside. These apartments were developed within the last 20 years by St. James and St George plc and comprise of residential blocks, ranging from 4 to 6 storeys. To the southwest of the site is part of the National Archives visitors' car park and beyond that the two storey terraced houses of Defoe Avenue which are characteristic of much of Kew.

The previous sorting office building, which is now demolished, comprised of some 2,790m² floorspace. This was a large rectangular structure with shallow pitched roofs either side of a glazed curved atrium running along the apex of the roof (approximately 5.2-12.2m in height). The area between the former building and the access road was mainly car parking with some landscaping. This parking area has been used by the National Archives as an overspill from their own car park.

Vehicular access to the site is from Bessant Drive to the south which leads onto the South Circular Road. Bessant Drive also serves traffic to Kew Retail Park, National Archives building and apartments at Kew Riverside. There is no access onto the site from either the National Archives rear access road which runs along the north-west boundary or from the privately owned Strand Drive, serving Kew Riverside apartments.

The site is not in any conservation area, however, is identified within the Kew Village Planning Guidance SPD as being located within character area 15 and identified as a potential development site.

Relevant History:

Status: GTD Date: 30.04.2015 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.

Proposal:

This application seeks to discharge the requirements of:

 Condition U83288 - NS10 (closing of existing access) of planning permission 14/1488/FUL.

Professional Comments:

Condition U83288 - NS10 (closing of existing access)

Condition U83288 - NS10 states:

The existing access shall be closed in accordance with details to be submitted to and approved in writing by the Local Planning Authority before the new access hereby permitted is brought into use. REASON: To confine access to the permitted points in order to ensure that the development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway.

The following documents were originally submitted with this application:

 Drawing no. C82887-D-005 Rev F; prepared by JNP Group; received 1 September 2017. 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