

**Application reference: 06/0951/FUL**  
**HAMPTON WARD**

Date application received	Date made valid	Target report date	8 Week date
31.03.2006	03.04.2006		29.05.2006

**Site:**

St Marys Lodge, Upper Sunbury Road, Hampton, Richmond Upon Thames

**Proposal:**

Demolition of existing redundant hospital and erection of new nursing home with associated car parking

**Present use:** VACANT HOSPITAL.

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

**APPLICANT NAME**

Scammell Securities Plc  
P O Box 389  
Windlesham  
GU20 479111

**AGENT NAME**

**Consultations:**

**Internal/External:**

**Consultee**

Thames Water Development Control Department  
LBRUT Environmental Health Contaminated Land  
LBRUT Environment Policy And Design  
LBRUT Urban Design  
LBRUT Trees Preservation Officer  
LBRUT Trees Preservation Officer  
Health Safety Executive  
Greater London Authority PPD

**Expiry Date**

01.05.2006  
24.04.2006  
24.04.2006  
01.05.2006  
24.04.2006  
24.04.2006  
01.05.2006  
01.05.2006

**Neighbours:**

11 Lacey Drive, Hampton, Richmond Upon Thames, TW12 2DQ, - 06.04.2006  
13 Lacey Drive, Hampton, Richmond Upon Thames, TW12 2DQ, - 06.04.2006  
15 Lacey Drive, Hampton, Richmond Upon Thames, TW12 2DQ, - 06.04.2006  
16 Lacey Drive, Hampton, Richmond Upon Thames, TW12 2DQ, - 06.04.2006  
18 Lacey Drive, Hampton, Richmond Upon Thames, TW12 2DQ, - 06.04.2006  
20 Lacey Drive, Hampton, Richmond Upon Thames, TW12 2DQ, - 06.04.2006  
21 Lacey Drive, Hampton, Richmond Upon Thames, TW12 2DQ, - 06.04.2006  
23 Lacey Drive, Hampton, Richmond Upon Thames, TW12 2DQ, - 06.04.2006  
25 Lacey Drive, Hampton, Richmond Upon Thames, TW12 2DQ, - 06.04.2006  
The Bungalow Oldfield House School, Oldfield Road, Hampton, Richmond Upon Thames, TW12 2HP, -  
06.04.2006  
163 Oldfield Road, Hampton, Richmond Upon Thames, TW12 2HP, - 06.04.2006  
12 Lacey Drive, Hampton, Richmond Upon Thames, TW12 2DQ, - 06.04.2006  
14 Lacey Drive, Hampton, Richmond Upon Thames, TW12 2DQ, - 06.04.2006  
17 Lacey Drive, Hampton, Richmond Upon Thames, TW12 2DQ, - 06.04.2006  
19 Lacey Drive, Hampton, Richmond Upon Thames, TW12 2DQ, - 06.04.2006  
22 Lacey Drive, Hampton, Richmond Upon Thames, TW12 2DQ, - 06.04.2006  
24 Lacey Drive, Hampton, Richmond Upon Thames, TW12 2DQ, - 06.04.2006  
Headteacher, Oldfield House School, Oldfield Road, Hampton TW12 - 06.04.2006  
Headteacher, Hampton Infants School, Ripley Road, Hampton TW12 - 06.04.2006

**History:**

Ref No	Description	Status	Date
89/2171/C84	<ul style="list-style-type: none"><li>Demolition Of Existing And Erection Of New Day Room.</li></ul>	PCO	
90/1053/C84	<ul style="list-style-type: none"><li>Demolition Of Existing And Erection Of New Kitchen.</li></ul>	PCO	
97/2558	<ul style="list-style-type: none"><li>Two Storey New Build With Link To Existing Building For Patients With Nursing Needs. The Building Would Provide 30 Bed Spaces, With Some Additional Living And Recreation Areas.</li></ul>	WDN	23/02/1998
99/2255	<ul style="list-style-type: none"><li>Erection Of Polytunnel 11m X 8m And Two Garden Sheds With 1800mm High Fencing.</li></ul>	WDN	19/11/1999
99/2834	<ul style="list-style-type: none"><li>Erect Polytunnel,3 Garden Sheds And 2 Greenhouses,for A Temporary Period Of Five Years.</li></ul>	GTD	08/12/1999
06/0951/FUL	<ul style="list-style-type: none"><li>Demolition of existing redundant hospital and erection of new nursing home with associated car parking</li></ul>	PCO	

**Constraints:**

**Professional Comments:**

**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

Case Officer (Initials): ..... *BS* .....

Dated: ..... *07-07-06* .....

**I agree the recommendation:**

Team Leader/Development Control Manager

Dated: .....

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

Development Control Manager: .....

Dated: .....

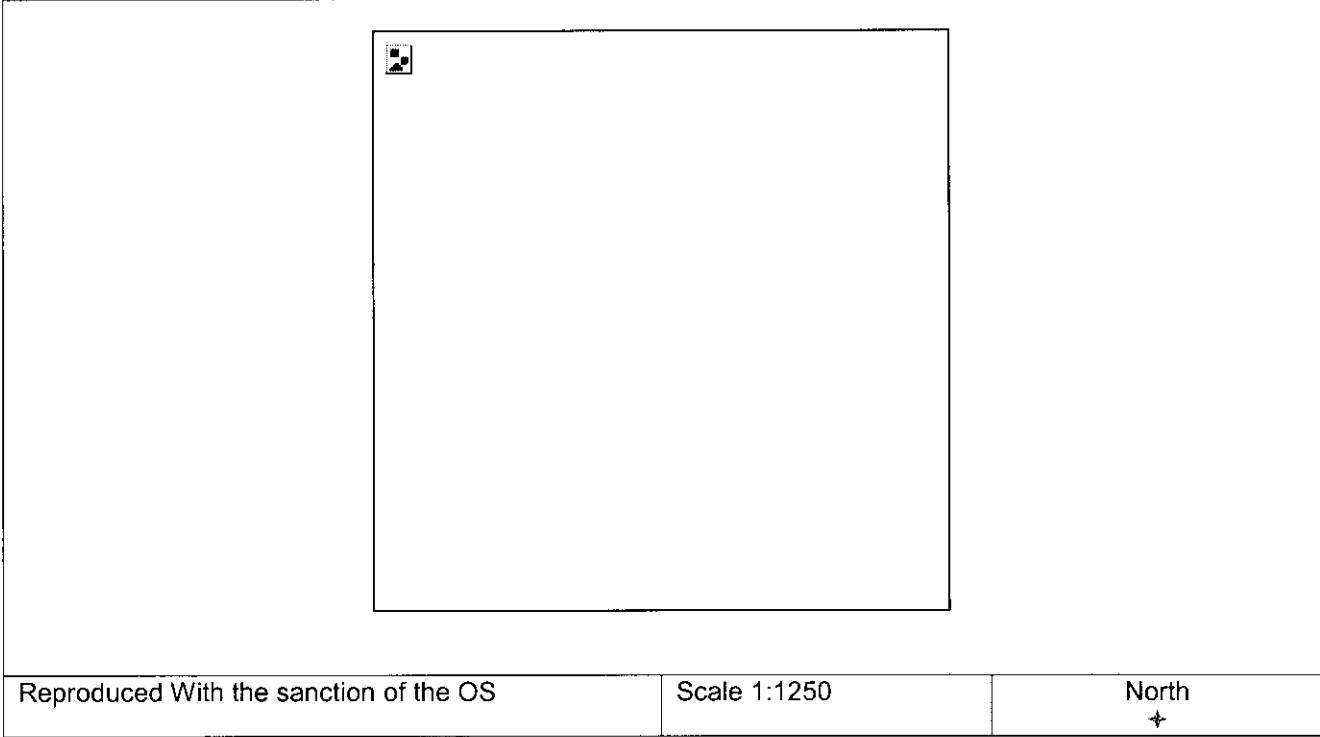
<b>REASONS:</b>
<b>CONDITIONS:</b>
<b>INFORMATIVES:</b>
<b>UDP POLICIES:</b>
<b>OTHER POLICIES:</b>

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

<b>CONDITIONS:</b>
<b>INFORMATIVES:</b>

**ADDITIONAL NOTES CONTINUED FROM ABOVE:**

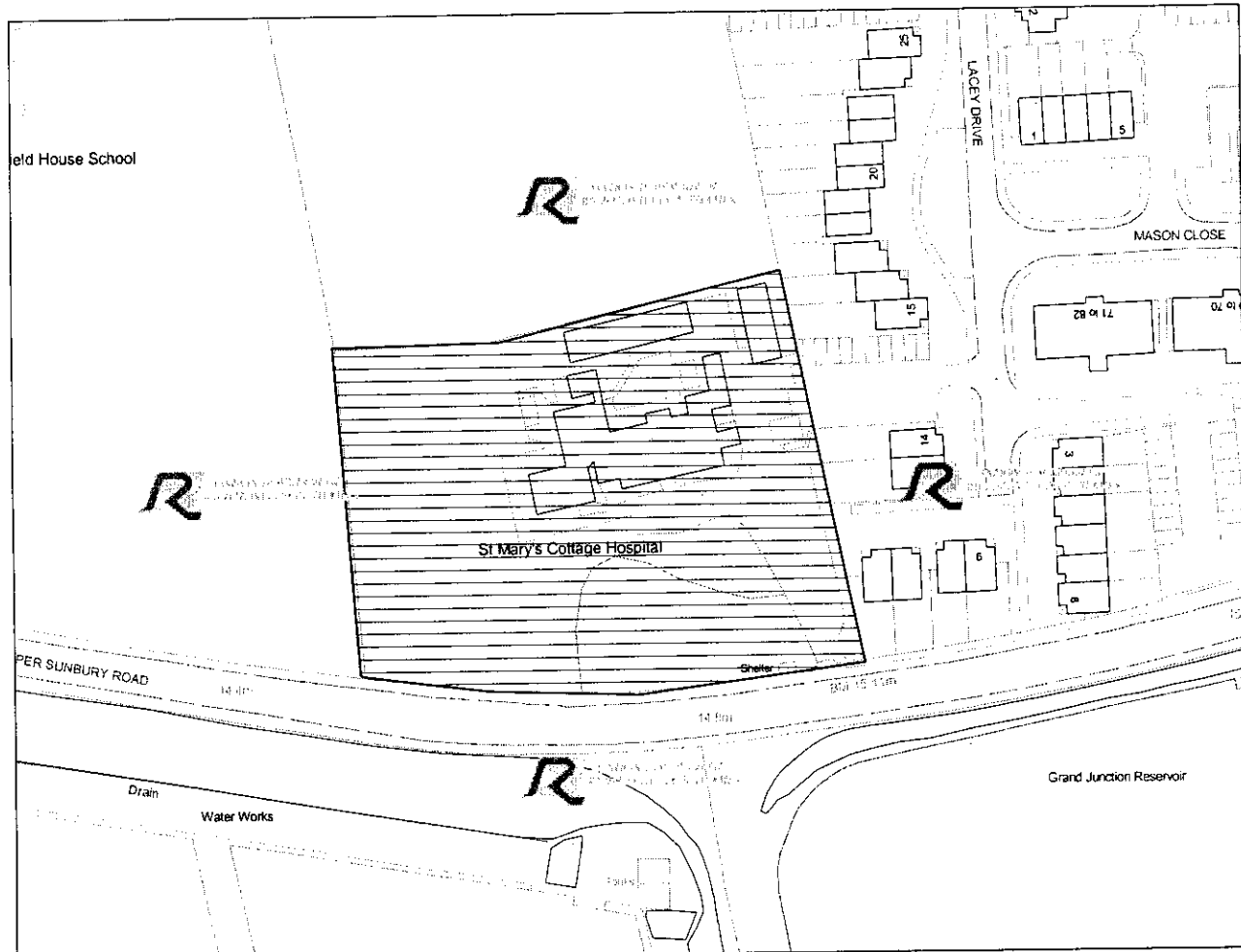
**06/0951/FUL**



**PLANNING COMMITTEE – 27 JULY 2006**

**06/0951/FUL  
ST MARYS LODGE  
UPPER SUNBURY ROAD  
HAMPTON**

**HAMPTON WARD  
Contact Officer:  
B Staff**



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LA 100019441[2006].'- Do not scale'

**Proposal:** Demolition of existing redundant hospital and erection of nursing home with associated car parking.

**Applicant:** Scammell Securities Plc.

**Application received:** 31 March 2006.

**Main Development Plan Policies:**

UDP – First Review: IMP1, ENV 2, TRN 2, 4 HSG 10, 18, BLT 11, 15, 16 CCE 3, 4 and 5. London Plan Policies: 3A.10, 3D.8, 3D.12, 4A.7-9, 4B.1, 4B2-6 and 4B.5.

**Present use:** Vacant hospital.

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**Site, history and proposal:** The site (a roughly rectangular piece of land) is occupied by a part single, part two-storey cottage hospital along with a number of single storey ancillary buildings. The building is not designated a BTM or sited within a conservation area however the land is designated Green Belt.

Recent history is highlighted below:

- 99/2834 – Erection of polytunnel, 3 garden sheds and 2 greenhouses for a temporary period of 5 years – approved (delegated)
- 97/2558 – two-storey new build with link to existing building for patients with nursing needs – withdrawn.
- 90/1053/C84 – demolition of existing and erection of a new kitchen – unknown.
- 89/2171/C84 – demolition of existing and erection of a new day room – unknown.

The proposal is to demolish the existing vacant building and erect a nursing home within an approximately L-shaped two-storey building with accommodation in the roof. The building would be sited within the same area as the existing building and would utilise the existing access with parking for 16 vehicles located behind the proposed building and to the north east of the site.

**Public and other letters of representation:** Neighbours - No letters have been received.

**Thames Water** – No objection regarding sewerage and water infrastructure.

**Greater London Authority (GLA)** – Further information required regarding renewable energy technologies and a bat survey undertaken on all buildings to be demolished.

**English Nature** – possible bat roosts in the area.

**Health and Safety Executive** – No comments received.

**Amendments:** At the request of the LPA, amendments have been received showing changes to details on the north, south and eastern elevations, additional windows are proposed to the ground and first floor of the east elevation and first floor of the north elevation. The ground and first floor windows on the northern elevation have been aligned and a roof plan has been submitted showing the roof windows.

An energy report relating to biomass technology and bat survey has been submitted.

**Re-consultation:** Neighbours - No letters received.

**GLA** – Issues regarding energy resolved.

### **Professional comments**

#### **1. Land use**

The proposal would not result in the change of use of the land, i.e. C2. The applicant states that the existing hospital is surplus to NHS requirements and has been vacant since 2004. There is no objection in terms of policies CCE 3 or CCE 5.

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### **2. Green Belt/Green Chains**

Policy ENV2 states there is a general presumption against inappropriate development within the Green Belt and the Council will protect and enhance the open nature and visual qualities of the Green Belt. With respect to the Green Chains, proposals should not breach the green chains with built development.

The construction of new buildings inside a Green Belt is inappropriate unless it is for one of a number of strictly defined purposes. One such purpose is the limited infilling or redevelopment of major existing developed sites. Redundant hospitals are covered by Annex C to PPG2, in particular paragraph C4 relating to redevelopment and paragraph C5.

C4 states that whether they are redundant or in continuing use, the complete or partial redevelopment of major developed sites may offer the opportunity for environmental improvement without adding to the impact on the openness of the Green Belt and the purposes of including land within it.

Redevelopment should have no greater impact than the existing development on the openness of the Green Belt and the purposes of including land within it, and where possible have less, contribute to the achievement of the objectives for the use of land in Green Belts, not exceed the height of the existing buildings and not occupy a larger area of the site than the existing buildings (unless it would achieve a reduction in height which would benefit visual amenity).

The proposal is considered to be an appropriate development in this greenbelt location, as the scheme is not considered having any greater impact on the openness of the greenbelt, it would not exceed the height of the existing buildings and would occupy a similar area to the northeast of the site as the current buildings.

Furthermore, the proposal would retain, if not enhance the attractive landscape, near to where people live and to improve damaged and derelict land around towns. It is noted that a number of smaller buildings, additions to the former hospital would be demolished in addition to areas of hard standing. These areas are to be landscaped and retained as open garden area, thereby sustaining the openness of the Green Belt.

The GLA accept that given these very special circumstances, the proposal is likely to maintain the current openness to this particular part of the Green Belt and would not be a substantial departure from the structure plan.

The development is not considered to affect the Green Chains as the development would remain in a similar position to the exiting buildings and the open space within the site would be retained.

### **3. Siting and design**

Whilst the loss of the existing building is regrettable, it holds limited architectural merit and as such, there is no objection the demolition of this derelict building. The proposed building would be positioned in the same area on the site as that which currently exists and 35-42m from Upper Sunbury Road. The proposed building respects the footprint of the existing buildings and has gathered the total area into a single structure with all its attendant facilities with a hip roof 1.625m lower than the existing roof.

Whilst details of the proposed materials would be imposed by condition, it is considered that the proposed elevation treatment, design and siting would be acceptable in this locality.



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### **4. Trees**

Given that the proposal would occupy the footprint of the existing building, potential impact on trees is limited. Precautionary measures would be imposed by way of conditions during the demolition of existing buildings to protect those trees in close proximity to the building.

The proposal would result in the loss of vegetation to the frontage of the site to achieve the required sight lines. The vegetation density to the rear of the site is generally thin and therefore, if vegetation is removed, the arboriculture officer recommends that the shrubbery be strengthened through adequate landscape mitigation.

Therefore, no objections raised by the arboriculture officer.

### **5. Residential amenity**

The majority of the access road exists and given the distance between the access road and the eastern boundary of the site with those properties in Lacey Drive (3.4m – 6.3m), the proposed 1.75m fence and the existing and proposed vegetation, it is considered that these would negate the noise and disturbance associated with the comings and goings of vehicles on this access road into the site would not be an un-neighbourly form of development.

The proposed car park to the north of the site would be sited 14.3m from the boundaries of 15-17 Lacey Drive and given this distance, vegetation and the existing garages abutting the site and No. 15, it is not considered that the noise and disturbance from the car park would be at an unreasonable level.

The eastern elevation of the proposed nursing home would be sited 14.5m from the boundary of those above-mentioned properties and 28m from the rear main wall of No. 13 and 14 Lacey Drive. The proposed development would not impinge on a 25-degree line taken from the ground floor windows of these properties and given the distance between the sites, the lower roof height than that which exists and boundary vegetation it is not considered that the building would appear visually obtrusive, overbearing or un-neighbourly.

BRE tests confirm that the proposal would not result in an unreasonable loss of light or overshadowing of those residential properties on Lacey Drive.

### **6. Transport and highway matters**

The Council's parking standards require that 1 space per 5 residents is provided, this equates to 13.2 parking spaces. 16 spaces are proposed which is a surplus of three spaces, however two of the spaces would be permanently set aside for disabled parking and as such it is not considered that this surplus would be problematic, given that the parking area is set well away from Upper Sunbury Road and screened by the proposed building.

The access road would have a width of 5.5m thereby allowing two vehicles to pass each other safely with the provision of a separate pedestrian path. The proposed gates would be set 7.4m from the highway and would provide a waiting area for vehicles without compromising highway safety. The applicant has demonstrated that the access road would provide a visibility splay of 2.4m x 90m.

### **7. Contamination**

There are two sites in the vicinity of the subject site that have had a potentially contaminative use. The first is a former gravel pit located to the west of the site and there is a possibility that this extended onto the site. Secondly, there was an industrial area approximately 100m north of the site where it is known that groundwater quality has been reduced by industrial activities. There is therefore potential for ground contamination to exist beneath the site. As the site is being developed for a sensitive end use,

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further environmental assessment of the site is warranted, which should be in the form of a phased investigation and should include a preliminary intrusive site investigation including both soil and groundwater and a risk assessment relating to each and if necessary remediation. This, in the event of an approval can be imposed by way of a condition.

### 8. Sustainability

The London Plan requires the inclusion of energy and renewable energy measures where feasible. The applicant has submitted information to demonstrate that the scheme would incorporate sustainable design and construction measures, including natural ventilation, passive solar design, high performance glazing, rainwater harvesting and combined heating and power.

The applicant has submitted a biomass technology system overview and the GLA are satisfied this would reduce Carbon Dioxide emissions by 15-20%.

### 9. Biodiversity

The site is adjacent to the River Thames Site of Metropolitan Importance for Nature Conservation and includes demolition of existing buildings. This particular location is close to good bat feeding habitat and therefore the likelihood of bats roosting in these buildings to be demolished is fairly high.

A bat survey has been undertaken and an interior and exterior inspection of the buildings revealed no evidence of bat ingress or occupation. As such the proposed work would not impact on any current bat roosts.

### 10. Conclusion

The proposal would therefore protect and enhance the open nature and visual qualities of the Green Belt and Green Chains and would not adversely impact the amenities enjoyed by the occupiers of adjacent residential properties, harm the safety and free flow of traffic or harm any of the trees on site.

I therefore recommend that subject to no adverse direction from the GLA, **PERMISSION** be granted subject to the following conditions and informatives; *and any requirement the GLA considers reasonable by officers!*

#### **Standard Conditions:**

- AT01 - Works begun with 3 years
- BD12 - Details of materials to be approved
- DV30 - Refuse storage
- DV17A - Dustbin enclosure required
- DV29B - Soil survey and contamination
- LA22 - Protective fencing
- LA30 - Landscape works-Implementation
- PK06A - Cycle parking
- RD02A - Details required – new junction
- ST03 - Highway sight lines.

#### **Non-standard conditions**

- NS01 - No part of the development hereby approved shall commence until details of the biomass boiler system (including details of the associated carbon dioxide savings) have been submitted to and approved in writing by the Local Planning Authority. The agreed details shall be implemented and thereafter maintained unless otherwise agreed in writing by the Local Planning Authority.
- NS02 - No development shall take place until detailed drawings have been submitted to and approved in writing by the local planning authority. Such details shall indicate in an

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- appropriate scale fenestration, cills, doors, dormers, eaves and the string course detail at first floor level where the brick or render finishes.
- NS03 - 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 Local Planning Authority and these works shall be carried out as approved. The design should have particular regard to Nature Conservation safeguards and details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant]. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme. REASON: To ensure that the proposed development does not prejudice the appearance of the locality and to preserve and enhance nature conservation interests

### **Standard Informatives:**

- IE05A - Noise control – Building sites.  
IH06B - Damage to public highway.  
IL10A - Building regulations.  
IL12A - Drawing numbers: 200, 201, Site Plan and Transport Assessment received on 31 March 2006; 202B, 203B, 204A and 205 received on 10 May 2006; Bat Survey received on 23 June 2006 and Energy Report received on 30 June 2006.  
IL16F - Relevant policies and proposals: IMP1, ENV 2, TRN 2, 4 HSG 10, 18, BLT 11, 15, 16 CCE 3, 4 and 5. London Plan Policies: 3A.10, 3D.8, 3D.12, 4A.7-9, 4B.1, 4B2-6 and 4B.5.  
IL19 - Summary reasons for granting planning permission: see conclusion.

### **Non-standard informatives:**

- NI01 - The biomass boiler shall be sized at approximately 11kW to ensure the carbon dioxide reductions are in accordance with those agreed with the GLA.  
NI02 - If bats are found at any stage during tree operations or demolition work must be halted immediately and English Nature contacted.  
NI03 - Upon preparation and implementation of the landscaping scheme, the applicant/owner should have regard to the recommendations set out within the bat report.

### **Background papers:**

Application forms, drawings, letters of representation, transport assessment, design statement, bat survey and biomass technology system overview.

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