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**TOWN AND COUNTRY PLANNING ACT 1990: DECISION NOTICE**

West London Mental Health NHS  
Trust  
C/o Capita Percy Thomas  
The Eye / Procter Street  
London  
WC1V 6DW

**APPLICATION GRANTED**

Please contact: Planning Support

Please telephone: 0845 612 2660

Your ref:

Our ref: DC/VIC/06/2009/FUL/FUL

Letter Printed: 26 October 2006

**FOR DECISION DATED**  
26.10.2006

Dear Sir/Madam

**Applicant:** West London Mental Health NHS Trust      **Agent:** Capita Percy Thomas

**WHEREAS** in accordance with the provisions of the Town and Country Planning Act 1990 and the orders made thereunder, you have made an application received on **15 June 2006** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

Cassel Hospital, 1 Ham Common, Ham, Surrey, TW10 7JL

for

Demolition of existing modular buildings and erection of new single storey modular building.

NOW THEREFORE WE THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF RICHMOND UPON THAMES acting by the Council of the said Borough, the Local Planning Authority HEREBY GIVE YOU NOTICE pursuant to the said Act and the Orders made thereunder that permission to develop the said land in accordance with the said application is hereby **GRANTED** subject to the conditions and informatives summarised and listed on the attached schedule:-

Yours faithfully

  
Robert Angus  
Development Control Manager

<b>APPLICANT NAME</b> West London Mental Health NHS Trust Cassel Hospital, Ham Common Richmond TW10 7JF	<b>AGENT NAME</b> Capita Percy Thomas The Eye / Procter Street London WC1V 6DW
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**SITE:**

Cassel Hospital, 1 Ham Common, Ham, Surrey.

**PROPOSAL:**

Demolition of existing modular buildings and erection of new single storey modular building.

**SUMMARY OF CONDITIONS AND INFORMATIVES**

**CONDITIONS:**

U11536 Buildings and works	U12055 LA28 Hand excavation only
U11537 Landscaping to be implemented	U12056 Removal of existing buildings
U11538 Removal of the structure	

**INFORMATIVES:**

U20251 Protected species	U19563 Important information
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## DETAILED CONDITIONS

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### **U11536 Buildings and works**

This permission be for a limited period of twelve months only, expiring on 26 October 2007 when the buildings and works carried out under this permission shall be removed and the land reinstated to its former condition to the satisfaction of the Local Planning Authority. REASON: To ensure the structure does not become a permanent feature and to prevent possible harm to the character and appearance of the Conservation Area, to nearby protected trees and to protected species.

### **U11537 Landscaping to be implemented**

Within three months of the date of this notice, the landscaping scheme detailed on drawing 1A508/1 and in the plant schedule from Kingston Garden Services shall be completed and maintained as such for the duration of the structure's stay. REASON; To compensate for the loss of habitat for the protected species with the siting of the structure.

### **U11538 Removal of the structure**

Details of when and how the structure hereby approved is to be removed shall be submitted and agreed in writing by the Local Planning Authority prior to the structure being removed or removal equipment being brought on to the site. REASON; To ensure the removal works do not harm the protected species found on the site.

### **U12055 LA28 Hand excavation only**

Any excavation within tree protection areas shall be carried out using non-mechanised hand tools only and shall result in the lowering of existing soil levels by a maximum of 5cm. REASON: To ensure that the tree(s) are not damaged or otherwise adversely affected by building operations.

### **U12056 Removal of existing buildings**

The three modular buildings to the east of the building hereby approved, close to the boundary of the site, shall be removed within 28 days of the date of this decision unless otherwise agreed in writing by the Local Planning Authority. REASON: To safeguard the visual amenities of the locality, the Conservation Area and setting of the listed building.

## DETAILED INFORMATIVES

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### **U20251 Protected species**

The applicants/agents are informed that the granting of planning permission does not absolve them from complying with the relevant law protecting species, including obtaining and complying with the terms and conditions of any licences required, as described in Part IV B of Circular 06/2005.

### **U19563 Important information**

Decision Drawings: For the avoidance of doubt the drawing numbers to which this decision refers are as follows:- Drawing numbers 2346.1/A/050/003, /004, /005 /012, and 1A508/1, Plant Schedule by Kingston Garden Services Ltd and Report Cassel Hospital Survey and Management Plan all received 15th June 2006. Reason for granting: The proposal has been considered in the light of the Development Plan, comments from statutory consultees and third parties (where relevant) and compliance with Supplementary Planning Guidance as appropriate. It has been concluded that there is not a demonstrable harm to interests of acknowledged importance caused by the development that justifies withholding planning permission. The temporary building would at least preserve the character of the Conservation Area and the character and setting of the listed building. It would not harm the protected species close to the site, the nature importance of the site, the character of the Other Open Land of Townscape Importance, neighbour amenity or adversely affect nearby trees. Principal Policies: The following have been taken into account in the consideration of this proposal:- Unitary Development Plan - First Review 2005 policies; BLT 2, 3, 11, 15 and 16 and ENV 3, 18 and 24. Building Regulations: The applicant is advised that the erection of new buildings or alterations to existing buildings should comply with the Building Regulations. This permission is NOT a consent under the Building Regulations for which a separate application should be made. For application forms and advice please contact the Building Control Section of the Street Scene department, 2nd floor, Civic Centre, 44 York

**SCHEDULE OF REASONS FOR APPLICATION 06/2009/FUL**

Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411). If you alter your proposals in any way, including to comply with the Building Regulations, a further planning application may be required. If you wish to deviate in any way from the proposals shown on the approved drawings you should contact the Development Control Department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 7300). Damage to the public highway: Care should be taken to ensure that no damage is caused to the public highway adjacent to the site during demolition and/or construction. The Council will seek to recover any expenses incurred in repairing or making good such damage from the owner of the land in question or the person causing or responsible for the damage. You are recommended to prepare a survey, including photographs, of the condition of the adjacent public highway, including pavement, which should be sent to the Local Highway Authority prior to the commencement of work to ensure that damage to the highway is prevented or repaired. Otherwise you and/or your contractor, may be held responsible for any damage found on completion of the works. If the pavement is already broken or damaged you should contact Traffic and Transport, London Borough of Richmond upon Thames, 44 York Street, Twickenham TW1 3BZ (Telephone 020 8891 1411) to arrange a joint inspection of the footway before work commences. Noise control - Building sites: Attention is drawn to the noise control provisions of the Environmental Protection Act 1990. Any enquiries for further information should be made to the Commercial Environmental Health Team, 7B Parkshot, Richmond TW9 2RT (Tel: 020 8891 7994).

**END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 06/2009/FUL**

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