

Application reference: 06/2009/FUL
HAM, PETERSHAM, RICHMOND RIVERSIDE WARD

Date application received	Date made valid	Target report date	8 Week date
15.06.2006	15.06.2006		10.08.2006

Site:

Cassel Hospital, 1 Ham Common, Ham, Surrey

Proposal:

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

Present use:

Hospital

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

APPLICANT NAME

West London Mental Health NHS Trust
Cassel Hospital
_ Ham Common
Richmond
TW10 7JF

AGENT NAME

Capita Percy Thomas
The Eye / Procter Street
London
WC1V 6DW

Consultations:

Internal/External:

Consultee

- LBRUT Trees Preservation Officer
- English Nature London Office
- LBRUT Urban Design
- LBRUT Trees Preservation Officer - *Charlotte*
- LBRUT Trees Preservation Officer - *Warrick*

Expiry Date

18.07.2006
25.07.2006
25.07.2006
18.07.2006
18.07.2006

Neighbours:

- Flat 2, 11 Ham Common, Ham, Surrey, TW10 7JB, - 05.07.2006
- 1 Langham House Close, Ham, Surrey, TW10 7JE, - 05.07.2006
- 3 Langham House Close, Ham, Surrey, TW10 7JE, - 05.07.2006
- 5 Langham House Close, Ham, Surrey, TW10 7JE, - 05.07.2006
- 6 Langham House Close, Ham, Surrey, TW10 7JE, - 05.07.2006
- 8 Langham House Close, Ham, Surrey, TW10 7JE, - 05.07.2006
- 10 Langham House Close, Ham, Surrey, TW10 7JE, - 05.07.2006
- 12 Langham House Close, Ham, Surrey, TW10 7JE, - 05.07.2006
- 14 Langham House Close, Ham, Surrey, TW10 7JE, - 05.07.2006
- 15 Langham House Close, Ham, Surrey, TW10 7JE, - 05.07.2006
- 17 Langham House Close, Ham, Surrey, TW10 7JE, - 05.07.2006
- 11 Ham Common, Ham, Surrey, TW10 7JB, - 05.07.2006
- 2 Langham House Close, Ham, Surrey, TW10 7JE, - 05.07.2006
- 4 Langham House Close, Ham, Surrey, TW10 7JE, - 05.07.2006
- 7 Langham House Close, Ham, Surrey, TW10 7JE, - 05.07.2006
- 9 Langham House Close, Ham, Surrey, TW10 7JE, - 05.07.2006
- 11 Langham House Close, Ham, Surrey, TW10 7JE, - 05.07.2006
- 13 Langham House Close, Ham, Surrey, TW10 7JE, - 05.07.2006
- 16 Langham House Close, Ham, Surrey, TW10 7JE, - 05.07.2006
- 18 Langham House Close, Ham, Surrey, TW10 7JE, - 05.07.2006
- Flat 1, 11 Ham Common, Ham, Surrey, TW10 7JB, - 05.07.2006
- Flat 3, 11 Ham Common, Ham, Surrey, TW10 7JB, - 05.07.2006

- ✓ Langham House Estates Maintenance Co Ltd, 29 London Road, Twickenham, TW1 - 05.07.2006
- ✓ Ham Petersham Association, Vine Cottage, 38 Ham Common, Richmond, TW10 - 05.07.2006
- ✓ 24 Langham House Close, Ham, TW10 7JE - 05.07.2006
- ✓ 28 Langham House Close, Ham, TW10 - 05.07.2006
- ✓ Ham Amenities Group - 05.07.2006

History:

Ref No	Description	Status	Date
95/1435/LBC	<ul style="list-style-type: none"> • Installation Of 8 No Cctv Cameras 	GTD	04/07/1995
05/1642/FUL	<ul style="list-style-type: none"> • New glass entrance lobby to main entrance incorporating disabled ramp (NE elevation). Replacement of timber windows to match existing to South West, North West and North East elevations at 2nd floor level (total 12). Replacement of external fire exit stairway to North West elevation. 	GTD	25/10/2005
05/1646/LBC	<ul style="list-style-type: none"> • New glass entrance lobby to main entrance incorporating disabled ramp (NE elevation). Replacement of timber windows to match existing to South West, North West and North East elevations at 2nd floor level (total 12). Replacement of external fire exit stairway to North West elevation. Reconfiguration of internal spaces to improve fire escape and bathroom facilities. Structural reinforcement of existing floors to meet safety standards. Other minor internal adjustments. 	GTD	25/10/2005
05/3517/FUL	<ul style="list-style-type: none"> • Variation of condition 1 to extend time period by three months to 21st May 2006 for the development of 14 residential flats, reference 99/0161/FUL, approved by appeal reference APP/L5810/E/00/1053844. 	GTD	03/03/2006
05/3518/FUL	<ul style="list-style-type: none"> • Variation of condition one to extend time period by three months to 21st May 2006 for the development of 14 residential flats (ref: 99/0161/FUL). (Duplicate of 05/3517/FUL). 	WDN	03/03/2006
05/3520/LBC	<ul style="list-style-type: none"> • Variation of condition 1 to extend the consent by 3 months to 21st May 2006 for the demolition of a single storey building and construction of 14 flats. 	GTD	03/03/2006
05/3521/LBC	<ul style="list-style-type: none"> • Variation of condition 1 to extend the consent by 3 months to 21st May 2006 for the demolition of a single storey building and construction of 14 flats. (Duplicate of 05/3520/LBC). 	WDN	03/03/2006
99/0161/DD01	<ul style="list-style-type: none"> • Details pursuant to discharge condition 4 (hard and soft landscaping) of Appeal/ L5810/00/1053845 (app 99/0161/FUL) 	WNA	08/03/2006
99/0161/DD02	<ul style="list-style-type: none"> • Details pursuant to discharge condition 4 (hard and soft landscaping) of APP/L5810/00/1053845 of planning application 99/0161/FUL. (Duplicate) 	WNA	08/03/2006
99/0161/DD03	<ul style="list-style-type: none"> • Details pursuant to condition 7 (vehicular access) of APP/L5810/00/1053845 of application 99/0161/FUL 	WNA	08/03/2006
99/0161/DD04	<ul style="list-style-type: none"> • Details pursuant to condition 7 (vehicular access) of APP/L5810/00/1053845 of planning application 99/0161/FUL. (Duplicate). 	WNA	08/03/2006
99/0161/DD05	<ul style="list-style-type: none"> • Details pursuant to condition 8 (badger survey) of APP/L5810/00/1053845 of planning application 99/0161/FUL 	WNA	08/03/2006
99/0161/DD06	<ul style="list-style-type: none"> • Details pursuant to condition 8 (badger survey) of APP/L5810/00/1053845 of planning application 99/0161/FUL. (Duplicate) 	WNA	08/03/2006
99/0161/DD07	<ul style="list-style-type: none"> • Details pursuant to condition 2 and 3 (materials/joinery) of APP/L5810/00/1053845 of planning application 99/0161/FUL. 	WNA	08/03/2006
05/3934/LBC	<ul style="list-style-type: none"> • Proposed internal folding partition and stair 	GTD	17/03/2006

06/0165/LBC	<ul style="list-style-type: none"> • balustrade to stage in North East Lawrence Hall . • Temporary portable cabin to serve the hospital offices during refurbishing works. 	GTD	27/02/2006
06/0193/FUL	<ul style="list-style-type: none"> • Demolition of existing modular buildings and erection of new single storey modular building. 	WDN	29/06/2006
99/0161/DD08	<ul style="list-style-type: none"> • Details pursuant to condition 2 and 3 of Appeal Reference App/L5810/A/00/1053845 Application Ref: 99/0161/FUL dated 18/1/1999. 	WNA	15/03/2006
05/1642/DD01	<ul style="list-style-type: none"> • Details pursuant to condition U06883 _ U06884 of planning application 05/1642/FUL . 	WNA	13/04/2006
05/1646/DD01	<ul style="list-style-type: none"> • Details pursuant to condition UO6902 of planning permission 05/1646/LBC 	WNA	13/04/2006
99/0161/DD09	<ul style="list-style-type: none"> • Details pursuant to conditions 2 (materials in part - bricks, slate, stone samples), 3 (detailed drawings of cross sections and elevations in part), 4 (landscaping), 7 (vehicular access) and 8 (badger survey) of APP/L58410/E/00/1053844 of planning application 99/0161/FUL. 	GTD	09/03/2006
99/0161/DD10	<ul style="list-style-type: none"> • Further sections and brickwork panel 	GTD	04/04/2006
06/0946/FUL	<ul style="list-style-type: none"> • Erection of new timber conservatory incorporating new level access to main entrance reception. 	GTD	19/05/2006
06/0948/LBC	<ul style="list-style-type: none"> • New main entrance conservatory. 	GTD	19/05/2006
06/2009/FUL	<ul style="list-style-type: none"> • Demolition of existing modular buildings and erection of new single storey modular building. 	PCO	

Constraints:

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): *VC*

Dated: *25/9/06*

I agree the recommendation:

Team Leader/Development Control Manager

Dated:

John Dow
24/10/06

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:

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

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

CONDITIONS:	
INFORMATIVES:	

ADDITIONAL NOTES CONTINUED FROM ABOVE:

**06/2009/FUL HAM, PETERSHAM AND RICHMOND RIVERSIDE
WARD**

**Contact Officer:
V Crosby**

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

Applicant: Capita Percy Thomas on behalf of West London Mental Health NHS Trust.

Application received: 15th June 2006.

Main development plan policies:

UDP – First Review: BLT 2, 3, 11, 15 and 16 and ENV 3, 18 and 24.

Present use: Hospital grounds.

Site, history and proposal: The Cassel Hospital complex is situated on the southern side of Ham Common. The hospital building itself is a grade II listed building within the Ham Common Conservation Area. The grounds of the hospital are classed as ~~an~~ Other Open Land of Townscape Importance (OOLTI) and as an ~~Other~~ Site of Nature Importance (OSNI).

An application ^{for the cabin} was previously submitted (06/0193/FUL) but withdrawn following officer advice that it would be refused as no protected species survey was submitted. The portacabin was placed in March 2006 without planning permission.

This application seeks the retention of a temporary portable cabin to serve the hospital offices during refurbishing works. The cabin measures 12m by 3.6m with a flat roof at 2.7m high. The cabin is located on the northern side of the site, close to the road and under some mature trees. Three existing cabins would be removed sited next to the pavement. *A P.D. Surveyist says the cabin is*

There is extensive history on the Cassel Hospital site, most of which relates to the listed building itself or the south-eastern corner of the site.

Public and other representations:

One letter of objection received stating;

1. The need for a portacabin is unnecessary given the extensive Hospital grounds.
2. The protected species' environment has been damaged
3. The building could stay in place indefinitely
4. A second opinion should be given as to the impact upon the protected species during the removal of the structure

The Ham and Petersham Association have commented and would object if the building was to be permanently sited in this open space. If it is to be a temporary structure, they would endorse the eighteen month time period specified in the application to prevent an open-ended situation.

The East Surrey Protection Society were consulted and have commented that the proximity of the structure to the protected species' residence is unacceptable unless a search for an alternative site is completely exhausted. Buildings may be located closer than the recommended 20m distance, where a reinforced concrete raft is constructed with no or very little excavation involved which also prevents the protected species taking residence under the building.

Professional comments: There are several issues to be considered in this application, notably the historic area and setting of the portacabin next to the listed building, the effect on the OOLTI and OSNI designations and the impacts upon the trees, neighbour amenity and protected species.

Conservation Area, Listed Building and OOLTI

The loss of the three ^{existing} cabins up against the boundary wall is not considered to harm the special character of the listed building, but should help enhance its setting and the character of the Conservation Area. The proposed portacabin is of subservient size and in a partly screened location (behind the boundary wall near the northern end of the site). It is similarly considered to not harm the special character of the building, the setting of the listed building, or the character of the OOLTI for the duration of its stay. A condition is suggested below requiring the structure to be removed within eighteen months of the date of the decision to prevent it from becoming a permanent structure.

Neighbour amenity

The cabin is not considered ^{to} cause demonstrable harm to neighbour amenity due its single storey ~~nature~~ ^{being} and the distance between the site and the nearest properties (over 40m away).

Trees

The cabin is supported on pad foundations, outside of the root protection zone of the nearby trees. The Tree Officer has suggested a condition regarding the re-levelling works for when the three older buildings are removed to be done using hand tools only to prevent damage to the roots.

Protected Species and OSNI

Damage has occurred to the protected species habitat, and it is understood that this is being investigated by the police at present. This past damage is not considered to be a sustainable reason for the refusal of this application. Enforcement action to require the removal of the structure was not pursued as it would be likely to cause further disturbance to the protected species.

^{Survey + Mgt Plan, with the submission details,}
The submitted ~~Report and plans~~ were sent to English Nature ~~for a second opinion.~~
^{who} English Nature have commented on the submitted survey and raise no objection subject to suitable planning conditions regarding details of how the protected species will be taken into account prior to the removal of the structure, and that the landscaping detailed in the survey and management plan are undertaken. Conditions to this effect (requiring the landscaping scheme to be implemented within three months) are suggested below. Given the temporary nature of this structure, it is not considered to cause long-term damage to the OSNI designation of this site.

The comments from the East Surrey Protection Society are noted, however, as English Nature are the statutory advisory body, their comments have been given more weight (and make no mention of the need for a concrete raft, or consideration of alternative locations).

**06/2009/FUL HAM, PETERSHAM AND RICHMOND RIVERSIDE
WARD**

**Contact Officer:
V Crosby**

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

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Site, history and proposal: The Cassel Hospital complex is situated on the southern side of Ham Common. The hospital building itself is a grade II listed building within the Ham Common Conservation Area. The grounds of the hospital are classed as Other Open Land of Townscape Importance (OOLTI) and as Other Site of Nature Importance (OSNI).

This application seeks the retention of a temporary portable cabin to serve the hospital offices during refurbishing works. The cabin measures 12m by 3.6m with a flat roof at 2.7m high. The cabin is located on the northern side of the site, close to the road and under some mature trees. Three existing cabins would be removed sited next to the pavement. A protected species survey and management plan have been submitted with the application.

There is extensive history on the Cassel Hospital site, most of which relates to the listed building itself or the south-eastern corner of the site. An application for the cabin was previously submitted (06/0193/FUL) but withdrawn following officer advice that it would be refused as no protected species survey was submitted. The portacabin was placed in March 2006 without planning permission.

Public and other representations:

One letter of objection received stating;

1. The need for a portacabin is unnecessary given the extensive Hospital grounds.
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The East Surrey Protection Society were consulted and have commented that the proximity of the structure to the protected species' residence is unacceptable unless a search for an alternative site is completely exhausted. Buildings may be located closer than the recommended 20m distance, where a reinforced concrete raft is constructed with no or very little excavation involved which also prevents the protected species taking residence under the building.

Professional comments: There are several issues to be considered in this application, notably the historic area and setting of the portacabin next to the listed building, the effect on the OOLTI and OSNI designations and the impacts upon the trees, neighbour amenity and protected species.

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Neighbour amenity

The cabin is not considered to cause demonstrable harm to neighbour amenity due to its being single storey and the distance between the site and the nearest properties (over 40m away).

Trees

The cabin is supported on pad foundations, outside of the root protection zone of the nearby trees. The Tree Officer has suggested a condition regarding the re-levelling works for when the three older buildings are removed to be done using hand tools only to prevent damage to the roots.

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The submitted survey and management plan, with the submission drawings were sent to English Nature who have commented on the submitted survey and raise no objection subject to suitable planning conditions regarding details of how the protected species will be taken into account prior to the removal of the structure, and that the landscaping detailed in the survey and management plan are undertaken. Conditions to this effect (requiring the landscaping scheme to be implemented within three months) are suggested below. Given the temporary nature of this structure, it is not considered to cause long-term damage to the OSNI designation of this site.

The comments from the East Surrey Protection Society are noted, however, as English Nature are the statutory advisory body, their comments have been given more weight (and make no mention of the need for a concrete raft, or consideration of alternative locations).

Conclusion: The temporary building would at least preserve the character of the Conservation 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.

I therefore recommend **PERMISSION**, subject to the following conditions and informatives:

Standard conditions

LP03A – Buildings and works; delete “years” and insert “eighteen months” and “REASON; To ensure the structure does not become a permanent feature and to prevent possible harm to the character and appearance of the area, and to nearby trees and protected species”.

Non-standard conditions

NS01 – 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.

NS02 – 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.

Standard informatives:

IE05A -Noise control - building sites

IH06B -Damage to public highway

IL10A -Building Regulations

IL12A -Approved drawing nos. – 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.

IL16HA - Relevant policies and proposals; BLT 2, 3, 11, 15 and 16 and ENV 3, 18 and 24.

IL19 – Summary reasons for granting planning permission; The temporary building would at least preserve the character of the Conservation 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.

Background papers:

Application forms and drawings

Letter of representation

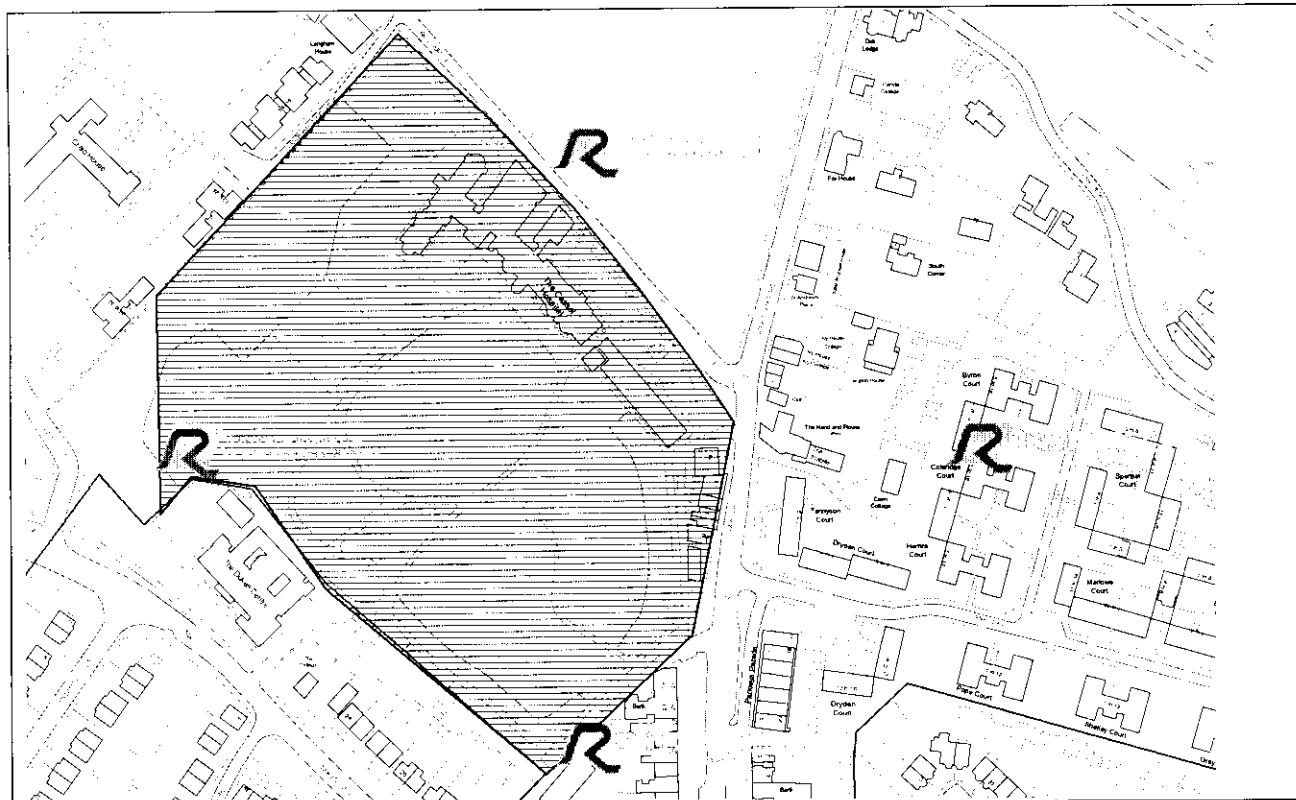
Letters from English Heritage, East Surrey Badger Protection Society

Application forms, drawings, Sub-committee reports and decision notices (as applicable) for previous applications (ref. 06/0193/FUL)

PLANNING COMMITTEE – 19 OCTOBER 2006

**06/2009/FUL
CASSEL HOSPITAL
1 HAM COMMON
HAM**

**HAM, PETERSHAM AND RICHMOND RIVERSIDE WARD
Contact Officer:
V Crosby**



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LA 10019441[2006].'- Do not scale '

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

Applicant: Capita Percy Thomas on behalf of West London Mental Health NHS Trust.

Application received: 15 June 2006.

Main development plan policies:

UDP – First Review: BLT 2, 3, 11, 15 and 16 and ENV 3, 18 and 24.

Present use: Hospital grounds.

Site, history and proposal: The Cassel Hospital complex is situated on the southern side of Ham Common. The hospital building itself is a grade II listed building within the Ham Common Conservation Area. The grounds of the hospital are classed as Other Open Land of Townscape Importance (OOLTI) and as Other Site of Nature Importance (OSNI).

This application seeks the retention of a temporary portable cabin to serve the hospital offices during refurbishing works. The cabin measures 12m by 3.6m with a flat roof at 2.7m high. The cabin is located on the northern side of the site, close to the road and under some mature trees. Three existing

PLANNING COMMITTEE – 19 OCTOBER 2006

cabins would be removed sited next to the pavement. A protected species survey and management plan have been submitted with the application.

There is extensive history on the Cassel Hospital site, most of which relates to the listed building itself or the south-eastern corner of the site. An application for the cabin was previously submitted (06/0193/FUL) but withdrawn following officer advice that it would be refused as no protected species survey was submitted. Consent has been granted for the removal of the older cabins in February 2006 (reference: 06/0165/LBC). The portacabin was placed in March 2006 without planning permission.

Public and other representations: One letter of objection received stating;

1. The need for a portacabin is unnecessary given the extensive Hospital grounds.
2. The protected species' environment has been damaged
3. The building could stay in place indefinitely
4. A second opinion should be given as to the impact upon the protected species during the removal of the structure

The Ham and Petersham Association have commented and would object if the building was to be permanently sited in this open space. If it is to be a temporary structure, they would endorse the eighteen month time period specified in the application to prevent an open-ended situation.

The East Surrey Protection Society were consulted and have commented that the proximity of the structure to the protected species' residence is unacceptable unless a search for an alternative site is completely exhausted. Buildings may be located closer than the recommended 20m distance, where a reinforced concrete raft is constructed with no or very little excavation involved which also prevents the protected species taking residence under the building.

Professional comments: There are several issues to be considered in this application, notably the historic area and setting of the portacabin next to the listed building, the effect on the OOLTI and OSNI designations and the impacts upon the trees, neighbour amenity and protected species.

Conservation Area, Listed Building and OOLTI

The loss of the three existing cabins up against the boundary wall is not considered to harm the special character of the listed building, but should help enhance its setting and the character of the Conservation Area. The proposed portacabin is of subservient size and in a partly screened location (behind the boundary wall near the northern end of the site). It is similarly considered not to harm the special character of the building, the setting of the listed building, or the character of the OOLTI for the duration of its temporary stay. A condition is suggested below requiring the structure to be removed within eighteen months of the date of the decision to prevent it from becoming a permanent structure.

Neighbour amenity

The cabin is not considered to cause demonstrable harm to neighbour amenity due its being single storey and the distance between the site and the nearest properties (over 40m away).

Trees

The cabin is supported on pad foundations, outside of the root protection zone of the nearby trees. The Tree Officer has suggested a condition regarding the re-levelling works for when the three older buildings are removed to be done using hand tools only to prevent damage to the roots.

Protected Species and OSNI

PLANNING COMMITTEE – 19 OCTOBER 2006

Damage has occurred to the protected species habitat, and it is understood that this is being investigated by the police. This past damage is not considered to be a sustainable reason for the refusal of this application. Enforcement action to require the removal of the structure was not pursued as it would be likely to cause further disturbance to the protected species.

The submitted survey and management plan, with the submission drawings were sent to English Nature who have commented on the submitted survey and raise no objection, subject to suitable planning conditions regarding details of how the protected species will be taken into account prior to the removal of the structure, and that the landscaping detailed in the survey and management plan are undertaken. Conditions to this effect (requiring details of how the structure is to be removed and for the landscaping scheme to be implemented within three months) are suggested below. Given the temporary nature of this structure, it is not considered to cause long-term damage to the OSNI designation of this site.

The comments from the East Surrey Protection Society are noted, however, as English Nature are the statutory advisory body, their comments have been given more weight (and make no mention of the need for a concrete raft, or consideration of alternative locations).

Conclusion: 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.

I therefore recommend **PERMISSION**, subject to the following conditions and informatives:

Standard conditions

LP03A - Buildings and works; delete "years" and insert "eighteen months" and "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 trees and to protected species".

Non-standard conditions

- NS01- 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.
- NS02- 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.

Standard informatives:

- IE05A - Noise control - building sites
- IH06B - Damage to public highway
- IL10A - Building Regulations
- IL12A - Approved drawing nos. – 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.
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PLANNING COMMITTEE – 19 OCTOBER 2006

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Background papers:

Application forms and drawings

Letter of representation

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