

Application reference: 19/3209/VRC

KEW WARD

Date application received	Date made valid	Target report date	8 Week date
23.10.2019	04.11.2019	03.02.2020	03.02.2020

Site:

Levett Square, Bessant Drive, Richmond , TW9 4FF

Proposal:

Variation of Condition U83292 (NS14 - Restrict Business use hours) of permission 14/1488/FUL to allow the GP surgery to operate between 8am - 8pm Monday to Friday and 8am - 5pm on Saturdays, excluding Sundays and Bank Holidays.

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

APPLICANT NAME

Mr N/A
c/o Agent
London
W1F 0DE
United Kingdom

AGENT NAME

Miss Hannah Swainston
Ingeni Building
Broadwick Street
London
W1F 0DE

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

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

Flat 6, Verdant House, Levett Square, Richmond, TW9 4FE, - 06.11.2019
Flat 1, Verdant House, Levett Square, Richmond, TW9 4FE, - 06.11.2019
Flat 26, Verdant House, Levett Square, Richmond, TW9 4FE, - 06.11.2019
Flat 25, Verdant House, Levett Square, Richmond, TW9 4FE, - 06.11.2019
Flat 24, Verdant House, Levett Square, Richmond, TW9 4FE, - 06.11.2019
Flat 23, Verdant House, Levett Square, Richmond, TW9 4FE, - 06.11.2019
Flat 22, Verdant House, Levett Square, Richmond, TW9 4FE, - 06.11.2019
Flat 21, Verdant House, Levett Square, Richmond, TW9 4FE, - 06.11.2019
Flat 20, Verdant House, Levett Square, Richmond, TW9 4FE, - 06.11.2019
Flat 19, Verdant House, Levett Square, Richmond, TW9 4FE, - 06.11.2019
Flat 18, Verdant House, Levett Square, Richmond, TW9 4FE, - 06.11.2019
Flat 17, Verdant House, Levett Square, Richmond, TW9 4FE, - 06.11.2019
Flat 16, Verdant House, Levett Square, Richmond, TW9 4FE, - 06.11.2019
Flat 15, Verdant House, Levett Square, Richmond, TW9 4FE, - 06.11.2019
Flat 14, Verdant House, Levett Square, Richmond, TW9 4FE, - 06.11.2019
Flat 13, Verdant House, Levett Square, Richmond, TW9 4FE, - 06.11.2019
Flat 12, Verdant House, Levett Square, Richmond, TW9 4FE, - 06.11.2019
Flat 11, Verdant House, Levett Square, Richmond, TW9 4FE, - 06.11.2019
Flat 10, Verdant House, Levett Square, Richmond, TW9 4FE, - 06.11.2019
Flat 9, Verdant House, Levett Square, Richmond, TW9 4FE, - 06.11.2019
Flat 8, Verdant House, Levett Square, Richmond, TW9 4FE, - 06.11.2019
Flat 7, Verdant House, Levett Square, Richmond, TW9 4FE, - 06.11.2019
Flat 5, Verdant House, Levett Square, Richmond, TW9 4FE, - 06.11.2019
Flat 4, Verdant House, Levett Square, Richmond, TW9 4FE, - 06.11.2019

32 Defoe Avenue, Kew, Richmond, TW9 4DT, - 06.11.2019
30 Defoe Avenue, Kew, Richmond, TW9 4DT, - 06.11.2019
28 Defoe Avenue, Kew, Richmond, TW9 4DT, - 06.11.2019
26 Defoe Avenue, Kew, Richmond, TW9 4DT, - 06.11.2019

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), landscaping and associated car parking at basement level.

Development Management

Status: GTD Application: 14/1488/FUL
Date: 22/05/2015 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 Application: 14/1488/DD01
Date: 17/03/2015 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 Application: 14/1488/DD02
Date: 11/11/2015 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 Application: 14/1488/DD03
Date: 17/07/2015 Details pursuant to PART of condition BD12 (Details - Materials to be approved) of planning permission 14/1488/FUL.

Development Management

Status: GTD Application: 14/1488/DD04
Date: 17/07/2015 Details pursuant to condition U80212 - BD04 (Details to specified scale) of planning permission 14/1488/FUL.

Development Management

Status: GTD Application: 14/1488/DD05
Date: 06/01/2016 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.
<u>Development Management</u> 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.
<u>Development Management</u> Status: WON Date:	Application:14/1488/DD30 S106 obligation - Travel Plan Bond
<u>Development Management</u> Status: GTD Date:01/09/2017	Application:14/1488/DD31 Details pursuant to condition U84149 - LT11 (Landscape management) of planning permission 14/1488/FUL.
<u>Development Management</u> Status: GTD Date:16/05/2018	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.
<u>Development Management</u> Status: VOID Date:07/07/2017	Application:14/1488/VOID BD12- Details-materials to be approved.
<u>Development Management</u> 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.
<u>Development Management</u> Status: GTD Date:16/05/2018	Application:17/2637/VRC Application for the removal of condition U83322 - NS30 (S278 - Section 278 agreement with TfL) and variation to signed section 106 legal agreement of planning permission 14/1488/FUL.
<u>Development Management</u> Status: WON Date:	Application:14/1488/DD34 S106 - Draft Travel Plan and Travel Plan co-ordinator.
<u>Development Management</u> Status: GTD Date:14/09/2017	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: GTD
Date:25/09/2017

Application:14/1488/DD36
Details pursuant to condition U83288 - NS10 (closing of existing access) of planning permission 14/1488/FUL.

Development Management

Status: GTD
Date:25/09/2017

Application:14/1488/DD37
Details pursuant to condition U83319 - NS27 (mechanical services condition) attached to planning permission 14/1488/FUL.

Development Management

Status: GTD
Date:28/09/2017

Application:14/1488/DD38
Details of Marketing Plan, associated to Section 106 Legal Agreement (Schedule 1, Part III - GP Surgery)

Development Management

Status: GTD
Date:31/01/2019

Application:17/2637/DD01
Details pursuant to condition U43041 (Hard and Soft Landscaping Required) of planning permission 17/2637/VRC.

Development Management

Status: PCO
Date:

Application:19/3209/VRC
Variation of Condition U83292 (NS14 - Restrict Business use hours) of permission 14/1488/FUL to allow the GP surgery to operate between 8am - 8pm Monday to Friday and 8am - 5pm on Saturdays, excluding Sundays and Bank Holidays.

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
Reference: 09/0198/EN/UBW

Enforcement Enquiry

Enforcement

Opened Date: 10.04.2015
Reference: 15/0206/EN/EOP

Enforcement Enquiry

Enforcement

Opened Date: 17.08.2015
Reference: 15/0549/EN/EOP

Enforcement Enquiry

Enforcement

Opened Date: 11.12.2015
Reference: 15/0828/EN/BCN

Enforcement Enquiry

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): J1

Dated:

I agree the recommendation:

Team Leader/Head of Development Management/Principal Planner

Dated:

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:

*AGREED RECOMMENDATION
& REFERRAL TO
COMMITTEE*

[Signature]
3/4/2020

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

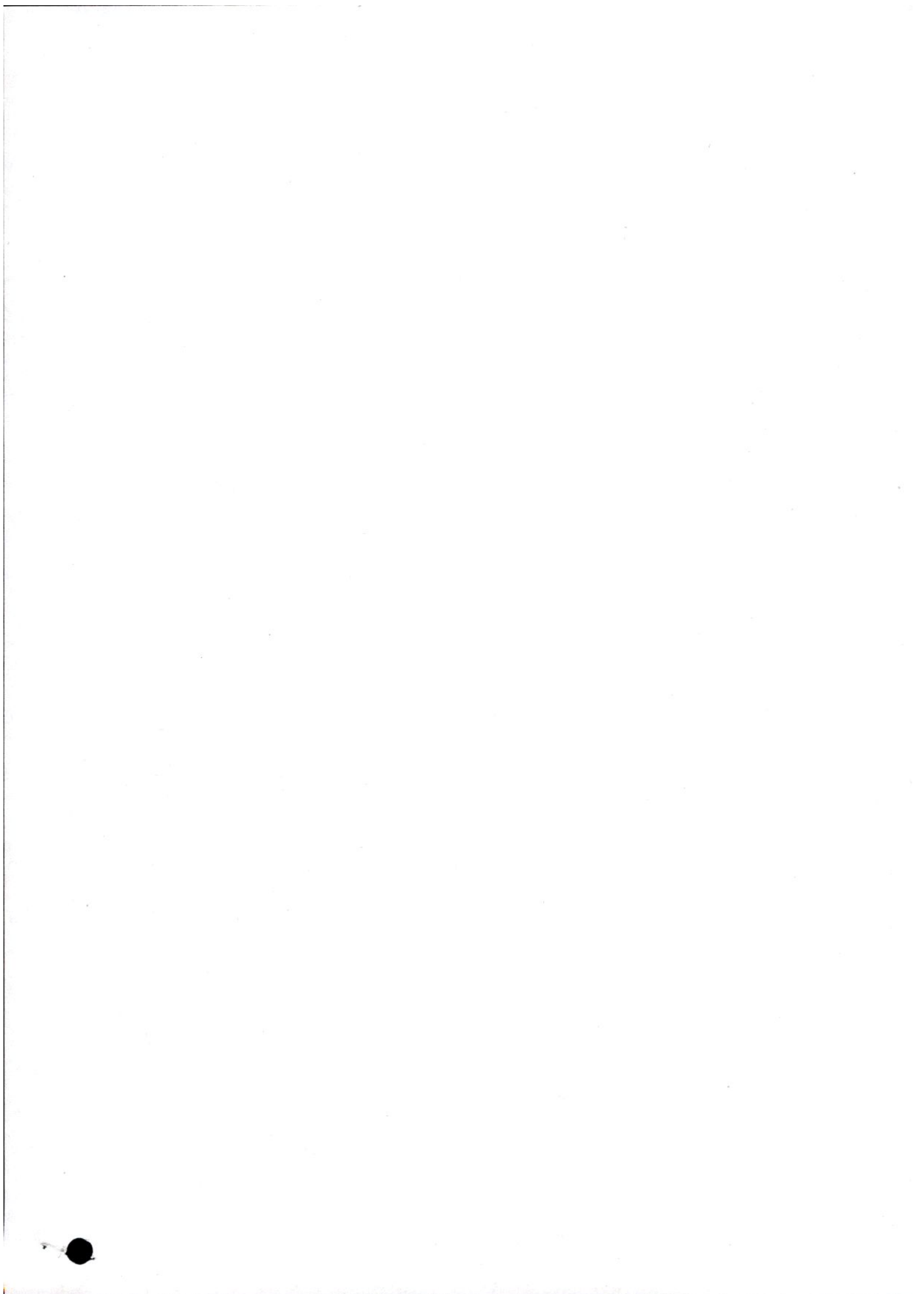
*APPROVED AT
COMMITTEE
19.02.2020*

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

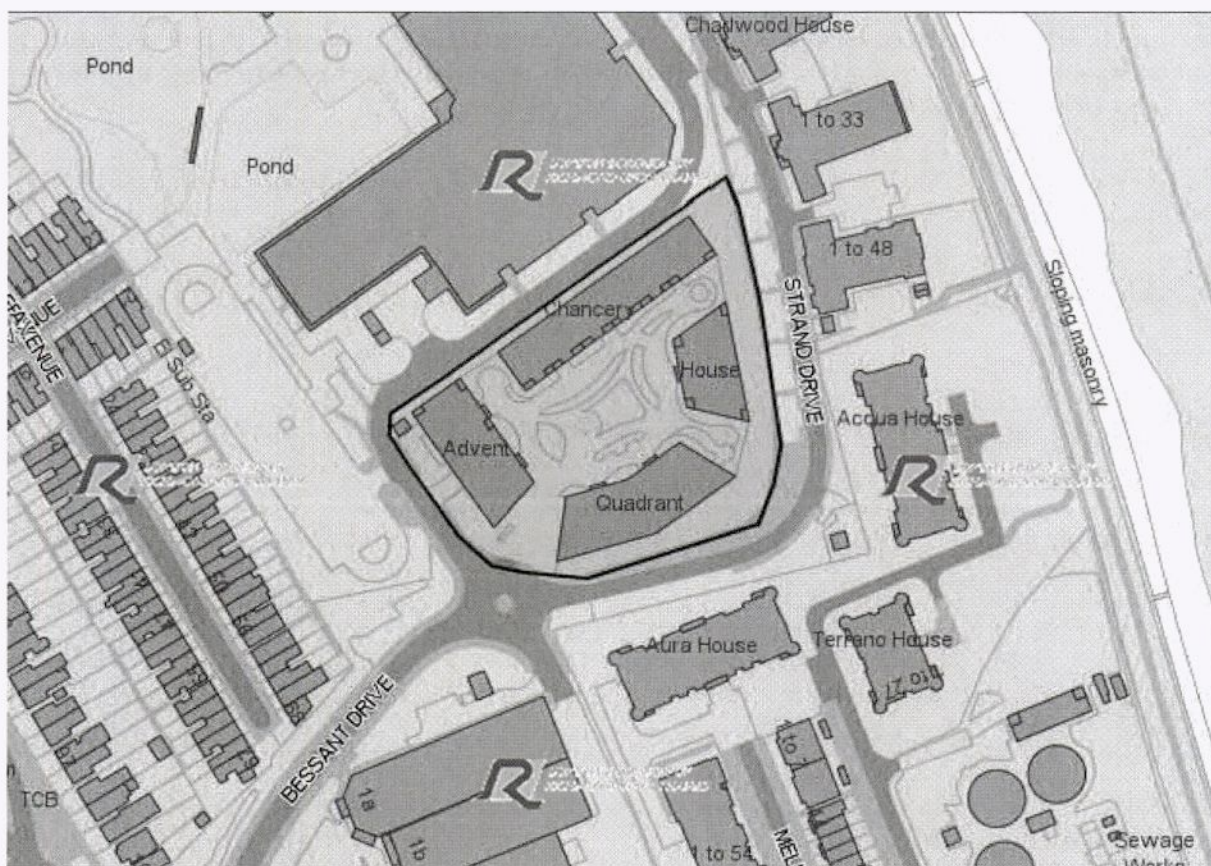
INFORMATIVES



19/3209/VRC
GP SURGERY
LEVETT SQUARE
BESSANT DRIVE
KEW

KEW WARD
Contact Officer:
J Thomson

https://www2.richmond.gov.uk/PlanData2/Planning_CaseNo.aspx?strCASENO=19/3209/VRC



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Proposal:

Variation of condition U83292 (NS14 - Restrict Business use hours) of permission 14/1488/FUL (for erection of 4 blocks containing 170 no. 1, 2 and 3 bedroom apartments (including 27 affordable housing) and a GP surgery with associated semi-basement car and cycle parking, open space, play space, landscaping and new access arrangements) to allow the GP surgery to operate between 8am – 8pm Monday to Friday and 8am – 5pm on Saturdays and not at all on Sundays and Bank Holidays.

Applicant: Community Wholecare Centre (CWC) and Richmond Medical Group

Application received: 23.10.2019

Present use: GP-led medical centre in a primarily residential development.

SUMMARY OF APPLICATION

This application seeks to extend the hours of use of a GP surgery (currently permitted as 8am to 6pm Monday to Friday, 8am to 1pm on Saturday and not at all on Sunday and Bank Holidays) in a predominately residential development to 8am to 8pm Monday to Friday, 8am to 5pm on Saturday and not at all on Sunday and Bank Holidays.

The proposal to increase the hours of use of the GP Practice would provide enhanced access to a local medical facility in accordance with Government policy and is consistent with Local Plan policy with regard to the provision of enhanced healthcare facilities. The proposal is not considered to harm the amenities of neighbouring occupiers, to adversely impact on the security of the site or have an adverse impact on parking or the functioning of the local highway network.

RECOMMENDATION: It is recommended the Planning Committee GRANTS planning permission with the conditions listed in Section 8 of this report.

1. REASON FOR PLANNING COMMITTEE DETERMINATION

1.1 The Council's Constitution does not give the Assistant Director of Environment & Community Services (Planning & Transport Strategy) delegated powers to determine the application in the way recommended; such decisions can only be made by the Planning Committee.

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

2.1 Levett Square is a primarily residential development comprising four four- and five-storey blocks. The development, which is nearing completion, lies to the south of the National Archives site, with Kew Riverside residential to the east and south, Kew Retail Park to the south and the terraced houses of Defoe Avenue to the west.

2.2 The site, which was formerly occupied by an Inland Revenue Sorting Centre, is not located within any conservation area.

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

3.1 On 9 September 2009 permission was refused for the 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 (09/0610/FUL). A subsequent appeal was dismissed on 25 November 2010.

3.2 On 29 March 2012 permission was refused for the 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 (10/1526/FUL). Although an appeal was lodged against the decision, it was subsequently withdrawn.

3.3 Planning permission was granted on 22 May 2015 for the erection of 4 blocks containing 170 apartments (including 27 affordable housing units) and a GP surgery with associated semi-basement car and cycle parking, open space, play space, landscaping and new access arrangements (14/1488/FUL).

3.4 Most of the conditions requiring the submission of detailed information have been discharged and the development is substantially completed, with most of the residential units occupied. The GP surgery use commenced in December 2019 and the North Road practice that it replaces has closed.

3.5 The proposal relates to the GP surgery element of the development, the hours of operation of which is currently limited by condition as follows:

"No work or associated activities including deliveries /loading /unloading /servicing /or parking or manoeuvring of vehicles by staff and/or visitors associated with the doctors premises shall be carried out on the premises on any Sunday or Bank Holiday nor before 8am or after 6pm on Monday - Friday nor before 8am or after 1pm on Saturdays.

REASON: To safeguard the amenities of nearby occupiers and the area generally."

3.6 The proposal seeks to extend the opening hours by 2 hours into each weekday evening and 4 hours on Saturday afternoons, namely to allow the GP surgery to operate between the hours of 8am and 8pm on Monday to Friday, 8am and 5pm on Saturdays and not at all on Sundays and Bank Holidays.

4 DEVELOPMENT PLAN

4.1 The main development plan policies applying to the site are (not exhaustive):

Local Plan:

LP 8 (Amenity and Living Conditions);

LP 28 (Social and Community Infrastructure);

LP 30 (Health and Wellbeing);

LP 45 (Parking Standards and Servicing);

Appendix 3 (Parking Standards)

4.2 The Local Plan policies can be found at:

https://www.richmond.gov.uk/media/15935/adopted_local_plan_interim.pdf

5. CONSULTATIONS CARRIED OUT

5.1 Letters were sent to neighbouring properties on 06.11.2019.

5.2 50 representations have been received, objecting on the following grounds:

Adverse impact on security within the development;
Increase in noise nuisance and disturbance as a result of increased numbers of people accessing the site;

Loss of amenity and privacy to residents within the development;

Insufficient public transport in the area to sustain additional opening hours;

Insufficient parking to accommodate increased patient numbers;

Health risk due to increased numbers of sick people visiting the site;

Increased wear and tear on security grille to car park increasing potential for it to fail.

5.3 Increased management costs and complaints that flats have been bought on the basis of existing permitted opening hours are not considered to be material planning considerations.

5.4 248 representations have been received supporting the proposal noting the public benefits of greater accessibility of healthcare provision.

6. EXPLANATION OF OFFICER RECOMMENDATION

6.1 The National Planning Policy Framework confirms the presumption in favour of sustainable development but reiterates that applications must be determined in accordance with the development plan unless material considerations dictate otherwise.

6.4 The main issues here are considered to be:

the impact on primary health care provision in the area,
the impact on the amenities of neighbouring occupiers, and
highways and parking

Healthcare Use

6.5 Policy LP 28 deals with social and community facilities and states that proposals for new or extensions to existing facilities will be supported where it meets an identified need, is of a high quality and inclusive design and, where practicable, is located in multi-use, flexible and adaptable buildings.

6.6 The policy justification argues that larger facilities in multi-use buildings that will be visited regularly and by a greater number of people should be located in the borough's centres or areas of good public transport accessibility.

6.7 Policy LP 30 deals with health and wellbeing and encourages access to community facilities. The policy states that existing health facilities will be retained and that proposals for new or improved facilities will be assessed in accordance with the criteria set out in policy LP 28 above.

6.8 The Council's Infrastructure Delivery Plan identifies a shortfall of GP premises floorspace across the borough and suggests that this can, in part, be addressed by extending GP practice opening hours and increasing the use of clinical rooms.

6.9 A number of policy documents have been published by the NHS in recent years, in particular since the 2015 permission was granted, relating to the improvement of access to general practice. The General Practice Forward View, published in April 2016, sets out plans to enable clinical commissioning groups (CCGs) to commission and fund additional capacity across England to ensure that, by 2020, everyone has improved access to GP services, including sufficient routine appointments at evenings and weekends to meet locally determined demand, alongside effective access to out of hours and urgent care services.

6.10 Refreshed planning guidance, published by the NHS in February 2018, now requires CCGs to provide extended access to GP services, including at evenings and weekends, for 100% of their population by 1 October 2018. This must ensure access is available during peak times of demand including bank holidays and across the Easter, Christmas and New Year periods. The on-going emphasis on improvement of primary and community health care facilities is reiterated in the NHS Long Term Plan, which was published in January 2019.

6.11 The principle of a GP surgery on the site, occupying the whole of the ground floor of Quadrant House, the southernmost block in the development, has been established with the 2015 planning permission.

6.12 A letter from the Richmond CCG supports the proposal and states that as a large, modern and fit-for-purpose building the CCG is keen to maximise its potential in meeting NHS policy guidance locally. With regard to hours of operation, the CCG confirms that the request for extended hours fits in with recent health policy, which seeks to reduce demand for acute hospital services by providing more services within a Primary Care setting. The CCG states that to achieve this, services need to be provided over an extended time period.

6.13 A Joint Operating Statement from Richmond Medical Group (formerly North Road Surgery) and CWC (Community Wholecare Centres) states that increasing pressure on NHS service delivery has resulted in patients experiencing increasing difficulties in accessing GP appointments. The relocation of the North Road Surgery from the present inadequate and substandard accommodation into larger, purpose-built premises means that GPs are better placed to provide extended opening hours to respond to patients' needs. The facility would also include an integrated social prescribing service which would provide personalised care and support by connecting with community groups and agencies, again in line with the NHS Long Term Plan.

6.14 On the basis of the changes in national health care policy and the supporting correspondence, the need for enhanced service provision on this site has been established. The proposal is considered to be compliant with Local Plan policies concerning the provision of social and community services, and healthcare services in particular.

Neighbour Amenity

6.15 Policy LP 8 states that the Council will seek to protect adjoining properties from unreasonable loss of privacy, pollution, visual intrusion, noise and disturbance.

6.16 The GP surgery occupies the whole of the ground floor of Quadrant House, the southernmost of the four buildings that form the primarily residential development. The entrance to the GP surgery is located on the eastern elevation of the building at the principal entrance to the development, which means that visitors to the surgery do not have to enter the open space at the heart of the development to gain access to the facility. The entrances to the residential upper floors of Quadrant House are located on the north side of the building, so there is little likelihood of conflict of pedestrian routes to the various separate parts of the building.

6.17 The open space at the heart of the development is clearly designed as a private open space and signage reinforces this impression. It is considered to be unlikely that many visitors to the GP surgery would use this space for recreational purposes, and a concierge is located

on-site who would be able to control how this space is used and safeguard against anti-social activity.

6.18 The location of the entrance to the GP surgery means that there is unlikely to be any significant interaction between visitors and residents of the development and the impact on privacy is considered to be minimal. It is not considered that a modest extension of hours to include the early evening until 8pm and Saturday afternoons up to 5pm would result in any significant impact on privacy or residential amenity generally.

6.19 With regard to security, it is noted that the security shutter to the basement car park is kept open during current surgery hours. Whether this remains the case during the proposed extended hours is considered to be a matter of internal management of the site, but it should be noted that there is a concierge on site and the car park access has 24-hour CCTV surveillance. As stated above, the entrance to the GP surgery is located at the very entrance to the development, so there is no reason for visitors to enter the main residential precinct.

6.20 The nature of the activities, with attendance for individual appointments spread evenly throughout the day, rather than sessional attendance by groups of people, means that the potential for disturbance of neighbouring occupiers would be low. The Joint Operating Statement confirms that appointments during extended evening and weekend opening hours are generally used by working patients, rather than families, so the footfall is generally less.

6.21 The location of the entrance to the surgery would also mitigate the risk of contact between residents of the development and patients who may be ill, so the concerns over risk to health are considered to be ill-founded.

6.22 On this basis, the proposed extended hours of operation are not considered to cause harm to the amenities of neighbouring occupiers or the area generally to a point where objection could be sustained.

Parking and Transport

6.23 Policy LP 45 and Appendix 3 of the Local Plan set out the Council's parking standards and within PTALs 1-3 requires a maximum of 1 space per consulting room for GP surgeries. The permitted scheme provides for 28 parking spaces for the GP facility, located within a segregated area of the basement car park, accessed via a second barrier controlled by the GP surgery reception. Access to the surgery from the basement car park is via a self-contained internal lift and stair core, again controlled by the surgery reception.

6.24 Notwithstanding the applicants' assertions, the site is not well-served by public transport. The substantial overprovision of parking spaces for the GP surgery element was justified on this basis and is considered to be adequate to meet any additional demand, although it is unlikely that the appointment-based attendance of patients would result in any significant increase in demand, bearing in mind that the surgery is primarily intended for use by the local community rather than people from farther afield.

6.25 The use appears to be operating without detriment to the free-flow of traffic in the locality or adding to parking stress in the area and the limited additional hours proposed are not considered to materially or severely impact on the highway network.

7. PLANNING BALANCE AND CONCLUSION

7.1 The proposal to increase the hours of use of the GP Practice would provide enhanced access to a local medical facility in accordance with Government policy and is consistent with Local Plan policy regard the provision of enhanced healthcare facilities. The proposal is not considered to harm the amenities of neighbouring occupiers, to adversely impact on the security of the site or have an adverse impact on parking or the functioning of the local highway network. The proposal is in general conformity with the Development Plan overall and there are no material considerations of sufficient weight to justify refusal.

RECOMMENDATION: The application is therefore recommended for PERMISSION subject to conditions.

8. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

8.1 A number of conditions were imposed on the original permission, requiring the submission of further details for approval, but most of these have been discharged. The wording of those conditions is proposed to be modified to require the scheme to be implemented in accordance with the approved details as set out below. The principal matter affected by the current application is the hours of operation of the GP surgery facility and requires condition NS14 to be amended. Condition NS37(DS04 Access for Disabled People) has also been updated to amend the trigger point for information to be submitted with regards disabled access to the GP surgery. All other aspects of the scheme remain as approved.

Standard Conditions:

DV48 - Approved Documents and Drawings:

Reports:

Air Quality Assessment dated March 2014;
Archaeological Desk-based Assessment dated March 2014;
Phase 1 Environmental Assessment dated March 2014;
Phase II Geo-Environmental Assessment dated August 2013;
Interim Sustainable Travel Plan dated 1st April 2014;
External lighting proposal dated March 2014;
Sketch Scheme Proposed External Lighting Layout SK201 P2;
Construction Logistics Plan dated March 2014;
Flood Risk and Drainage Assessment dated March 2014;
Sustainability Statement (including Sustainable Construction Checklist) dated March 2014;
Ecological Appraisal dated March 2014;
Arboricultural Impact Assessment dated March 2014;
Public Open Space Assessment dated March 2014;
Energy Assessment dated 20th March 2014;
Noise Impact assessment dated March 2014;
Transport Assessment dated 1st April 2014;
Townscape & Visual Assessment date March 2014;
Concept Fire Strategy Report - Rev: 1 dated March 2014;
Design and Access Statement dated April 2014; updated December 2014;
Daylight Sunlight Report dated March 2014;
Planning Statement (including Affordable Housing Statement) dated April 2014;
Statement of Community Involvement dated April 2014;
Letter of support from GP Surgery (North Road Surgery);

Letter of support on affordable housing provision (Paragon);
Letter of support on affordable housing provision (TVHA);
Interim Sustainable Travel Plan prepared by PBA (29488/005 Rev 0);
Transport Assessment Addendum Note prepared by PBA (29488/005);
Flood Risk Assessment prepared by PBA (29488/005 Rev A);
Private and Confidential Viability Report submitted 9th May 2014;
Updated Noise Report following comments from EHO submitted 2nd June 2014;
Designers response to Stage 1 Road Safety Audit dated 2nd June 2014 submitted 18th June 2014;
Response to GLA letter (ref: D&P/3427/01) submitted 28th July 2014;
Response to public comments on highways Submitted 12th August 2014;
Transport Assessment Addendum Note prepared by Peter Brett Associates, dated 16 August 2017, received 17 August 2017.

Plans:

Site Location Plan (AA4457 2000 Rev C)
Basement Level (AA4457/2010 Rev G)
Site - Ground Level (AA4457/2011 Rev M)
Site - First Floor Level (AA4457 2012 Rev H)
Site - Second Floor Level (AA4457 2013 Rev F)
Site - Third Floor Level (AA4457 2014 Rev F)
Site - Fourth Floor Level (AA4457 2015 Rev J)
Site - Roof Plan (AA4457/2016 Rev J)
Site Sections 1 of 3 (AA4457/2020 Rev C)
Site Sections 2 of 3 (AA4457/2021 Rev B)
Site Sections 3 of 3 (AA4457/2022 Rev C)
New Access Gates to National Archives (AA4457/2025 Rev A)
Detailed Sections (AA4457/2026 Rev A)
Site Diagrams - Movement and Access (AA4457/2030 Rev E);
Site Diagrams - Storey Heights (AA4457 2031 Rev D)
Site Diagrams - Flat Types Tenure (AA4457/2032 Rev N)
Site Diagrams - Refuse Strategy (AA4457/2033 Rev F)
Site Diagrams - Parking (AA4457/2034 Rev F)
Block A - Ground Floor Plan GA Plans (AA4457/2100 Rev F)
Block A First Floor Plan GA Plans AA4457/2101 Rev E
Block A Second Floor Plan GA Plans AA4457/2102 Rev E
Block A Third Floor Plan GA Plans AA4457/2103 Rev E
Block A Fourth Floor Plan GA Plans AA4457/2104 Rev E
Block A - GA elevations AA4435/2105 Rev C
Block A - GA elevations AA4457 2106 Rev C
Block B - Ground Floor Plan GA Plans AA4457/2110 Rev F
Block B - First Floor Plan GA Plans (AA4457/2111 Rev F)
Block B - Second Floor Plan GA Plans (AA4457/2112 Rev F)
Block B - Third Floor Plan GA Plans (AA4457/2113 Rev F)
Block B - Fourth Floor Plan GA Plans (AA4457/2114 Rev F)
Block B - GA Elevations (AA4457/2115 Rev B)
Block B - GA Elevations (AA4457/2116 Rev D)
Block C - Ground floor plan GA plans (AA4457/2120 Rev D)
Block C - First floor plan GA plans (AA4457/2121 Rev D)
Block C - Second floor plan GA plans (AA4457/2122 Rev D)
Block C - Third floor plan GA plans (AA4457/2123 Rev D)

Block C - Fourth floor plan GA plans (AA4457/2124 Rev C)
Block C - GA elevations (AA4457/2125 Rev C)
Block D - Ground floor plan GA plans (AA4457/2130 Rev C)
Block D - First floor plan GA plans (AA4457/2131 Rev F)
Block D - Second floor plan GA plans (AA4457/2132 Rev F)
Block D - Third floor plan GA plans (AA4457/2133 Rev F)
Block D - fourth floor plan GA plans (AA4457/2134 Rev F)
Block D - GA elevations (AA4457/2135 Rev C)
Block D - GA elevations (AA4457/2136 Rev B)
Landscape drawings
Landscape Details; 5326/ASP3 Rev F
Highway drawings
PBA 29488/002/009 Rev A Undercroft Parking Area Traffic Flow and Priorities
29488/002/010 D Access Layout
29488-002-004 A Proposed Highway Improvements,

Unless where superseded by the following documents:

Email correspondence between Dale Harvey (Peter Brett Associates LLP) and Gareth Griffiths (Taylor Wimpey) and Dale Harvey and Rachel Gray (Transport for London) various dates September 2016; received 10 July 2017.

Transport Assessment Addendum Note prepared by Peter Brett Associates, dated 16 August 2017, received 17 August 2017.

Russell Play Guidebook received 5 September 2017.

Dragonfly Drawing received 5 September 2017.

Report on Play Equipment received 26 September 2017.

Drawing no. CSa/2503/100 Rev B received 26 September 2017.

Drawing no. CSa/2503/101 Rev B received 26 September 2017.

And except where superseded by details approved under the following application references:

14/1488/DD02;
14/1488/DD03;
14/1488/DD04;
14/1488/DD05;
14/1488/DD06;
14/1488/DD07;
14/1488/DD09;
14/1488/DD10;
14/1488/DD11;
14/1488/DD12;
14/1488/DD13;
14/1488/DD14;
14/1488/DD15;
14/1488/DD16;
14/1488/DD17;
14/1488/DD19;
14/1488/DD20;
14/1488/DD22;
14/1488/DD23;
14/1488/DD24;
14/1488/DD25

14/1488/DD26;
14/1488/DD28;
14/1488/DD29;
14/1488/DD31;
17/2573/VRC;
14/1488/DD33;
17/2637/VRC;
14/1488/DD35;
14/1488/DD36;
14/1488/DD37;
17/2637/DD01.

REASON: To accord with the terms of the application, for the avoidance of doubt and in the interests of proper planning.

- RS05 - Restriction - air cooling
- DV44A - Code for Sustainable Homes
- DV46 - BREEAM for Non-Housing

Non-Standard Conditions

- NS01 - GP Surgery
The ground floor Class D1 premises shall be used only for/as a GP / Doctor's Surgery; and for no other purpose whether or not within Use Class D1 as specified in the schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision revoking or re-enacting that order.
REASON: To safeguard the amenities of nearby occupiers and the area generally and to ensure an acceptable form of development.
- NS02 - Roof
The roof of the buildings, except those areas identified on the approved plans as terraces, shall not be used for any purpose other than as a means of escape in emergency or for maintenance of the building.
REASON: To safeguard the amenities of the adjoining premises and the area generally.
- NS03 - PV Panels
The development hereby approved shall not be carried out other than in accordance with the details approved under application reference 14/1488/DD26 on 02.02.2017, unless otherwise approved in writing by the Local Planning Authority.
REASON: In the interests of promoting sustainable forms of development.
- NS04 - Ecology
No development shall take place other than in accordance the recommendations and ecological enhancements outlined in the Ecological Appraisal dated March 2014.
REASON: To protect the ecological value of the site and area in general.

- NS05** - SMP and Servicing Arrangements
The development hereby approved shall not be carried out other than in accordance with the details approved under application reference 14/1488/DD29 on 07.07.2017, unless otherwise approved in writing by the Local Planning Authority.
REASON: In the interests of safety and the general amenity of the completed development.
- NS06** - Construction Logistics Plan
The development hereby approved shall not be carried out other than in accordance with the details approved under application reference 14/1488/DD02 on 10.11.2015: 14/013/20657/A/1001 received on 8 April 2015; Construction Dust Impact Assessment by Foundation Developments Limited received on 21 May 2015; C82887-D-020 B; 14_013_20657C1; and Hoarding Design by JNP Group dated 19/05/2015 received on 23 July 2015; C82887-D-025 A; C82887-D-026 A; and C82887-D-027 A received on 20 October 2015; Construction Management Plan (Rev_05) by Taylor Wimpey dated 02/11/15 received on 6 November 2015; unless otherwise approved in writing by the Local Planning Authority.
REASON: To ensure that the scheme accords with TFL guidance 'Building a better future for freight: Construction Logistics Plans' and policy 6.14 Freight of the London Plan (2011) by improving the safety and reliability of deliveries to the site, reducing road congestion for buses and general traffic and minimising the environmental impact during construction.
- NS07** - New Access Details
The development hereby approved shall not be carried out other than in accordance with the following details approved under application reference 14/1488/DD06 on 05.02.2016: C82887-D-005 REV J; and CSA/2503/100 REV D received on 25 January 2016; unless otherwise approved in writing by the Local Planning Authority. REASON: To ensure that the proposed development does not prejudice highway safety and to safeguard the appearance of the locality.
- NS08** - Sight Lines
Notwithstanding the provisions of the Town and Country Planning General Development Orders 1995, or any Order revoking or re-enacting that Order), no wall, fence, hedge or other obstruction to visibility within any part of the areas defined hereunder which is under the control of applicant, where vehicles are intended to cross pedestrian paths and also vehicular splays where vehicles enter the public highway, shall at any time exceed a height of 0.6m above ground level, as agreed by the Local Planning Authority, defined by:
i. The highway boundary.
ii. The edge of the proposed vehicular access.
iii. A line joining a point 2.4m from the intersection of the highway boundary, with a point 2.1m from that intersection measured along the edge of the proposed access.
REASON: To provide a suitable standard of visibility and for the safety of pedestrians in the vicinity of the access.
- NS09** - Safety Audits

Stage 1, 2, 3 and 4 Safety Audits shall be submitted to and approved by the Local Planning Authority respectively at the detailed design stage and within 6 months after the practical completion of the development.

REASON: In the interests of highway and pedestrian safety.

NS10 - Closing of Existing Access

The development hereby approved shall not be carried out other than in accordance with the following details approved under application reference 14/1488/DD36 on 25.09.2017:

o Drawing no. C82887-D-005 Rev J; prepared by JNP Group; received 15 September 2017;

o Drawing no. CSa/2503/100 Rev K; prepared by CSa Environmental Planning; received 15 September 2017;

o Drawing no. CSa/2503/101 Rev K; prepared by CSa Environmental Planning; received 15 September 2017;

unless otherwise approved in writing by the Local Planning Authority.

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.

NS11 - Car Parking

The development hereby approved shall not be carried out other than in accordance with the following details approved under application reference 14/1488/DD28 on 07.07.2017, unless otherwise approved in writing by the Local Planning Authority.

REASON: To ensure an adequate level of parking is provided for the development and suitably managed.

NS12 - Affordable Housing Parking

None of the affordable housing units hereby approved shall be occupied until at least 1 car parking space on site has been allocated and made ready for use by each of these units. The parking spaces shall thereafter be retained for the use of the allocated affordable unit.

REASON: To ensure the development does not raise unacceptable on-street parking implications.

NS13 - Car Club Details

The development hereby approved shall not be carried out other than in accordance with the details approved under application reference 14/1488/DD16 on 13.08.2015, unless otherwise approved in writing by the Local Planning Authority.

REASON: To help meet demand for parking in the interests of the local amenity.

NS14 - Restrict Business Use Hours

No work or associated activities including deliveries /loading /unloading /servicing /or parking or manoeuvring of vehicles by staff and/or visitors associated with the doctors premises shall be carried out on the premises on any Sunday or Bank Holiday nor before 8am or after 8pm on Monday - Friday nor before 8am or after 5pm on Saturdays.

REASON: To safeguard the amenities of nearby occupiers and the area generally.

- NS15** - Refuse Management Plan
The development hereby approved shall not be carried out other than in accordance with the following details approved under application reference 14/1488/DD22 on 13.12.2016: Drawing no. 14/013/20658/A/1002C1 received 4 November 2016 and drawing no. C82887-D-021 Rev C received 7 December 2016; unless otherwise approved in writing by the Local Planning Authority.
REASON: To ensure the development does not prejudice the free flow of traffic and highway and pedestrian safety.
- NS16** - Environment Agency 1
The development permitted by this planning permission shall only be carried out in accordance with the submitted Flood Risk Assessment (FRA) prepared by Peter Brett Associates dated March 2014 reference number 29488/001 and the following mitigation measures, amongst others detailed within these documents: Finished floor levels to be set no lower than 5.91m AOD to provide a freeboard of 600mm above the predicted breach level of a 1 in 200 (0.5%) annual probability. The limiting of surface water discharge rate from the site to 5.0l/s as described in the proposed drainage strategy. The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.
REASON: To reduce the risk of flooding to the proposed development and future occupants.
- NS17** - Environment Agency 2
If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.
REASON: To protect groundwater. The site overlies the river gravels; a minor aquifer and National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution. Government policy also states that planning policies and decisions should ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 121).
- NS18** - Flood Warning and Evacuation Plan
The development hereby approved shall not be carried out other than in accordance with the following details approved under application reference 14/1488/DD19 on 21.12.2016: Flood Warning and Evacuation Plan; prepared by JNP Group; reference no. C82887 BES - R001 - A; dated December 16th 2016; received December 16th 2016; unless otherwise approved in writing by the Local Planning Authority.

REASON: To ensure the scheme does not raise unacceptable flooding implications.

NS19 - Piling (Thames Water)

The development hereby approved shall not be carried out other than in accordance with the details approved under application reference 14/1488/DD07 on 10.07.2015, unless otherwise approved in writing by the Local Planning Authority.

REASON: The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure.

NS21 - Drainage Works

The development hereby approved shall not be carried out other than in accordance with the details approved under application reference 14/1488/DD17 on 24.02.2016, unless otherwise approved in writing by the Local Planning Authority. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

REASON: To prevent sewage flooding and to ensure that sufficient capacity is made available to cope with the approved development, and to avoid adverse environmental impact on the local community.

NS22 - Implement Play Facilities

The play facilities permitted under application ref: 17/2573/VRC shall be permanently retained, unless otherwise approved in writing by the Local Planning Authority.

REASON: To ensure there are adequate play facilities within the site for the 0-4 age group.

NS23 - Secure by Design

The development shall not be carried out except in accordance with details of the security measures which shall be submitted to and approved in writing by the Local Planning Authority. These measures are to accord with the principles of Secure by Design and will, in particular, incorporate internal lighting and surveillance measures within the basement car park and commuter cycle store and video access control systems at the entrances to each residential block from the plaza and other public areas including the basement car park.

REASON: To ensure a safe and convenient form of development.

NS24 - Lighting

The development hereby approved shall not be carried out other than in accordance with the details of lighting approved under application reference 14/1488/DD09 on 14.01.2016, unless otherwise approved in writing by the Local Planning Authority.

REASON: To safeguard the ecology of the site and neighbour amenity and ensure a safe and convenient form of development.

NS25 - Insulation and Ventilation

The development hereby approved shall not be carried out other than in accordance with the details approved under application reference 14/1488/DD24

on 21.11.2016, unless otherwise approved in writing by the Local Planning Authority.

REASON: To ensure a satisfactory standard of accommodation.

- NS26** - Extraction Design and Odour
The development hereby approved shall not be carried out other than in accordance with the following details approved under application reference 14/1488/DD15 on 17.07.2015: ME100, ME111 and ME112 received on the 22nd of April 2015; unless otherwise approved in writing by the Local Planning Authority.
REASON: To safeguard local amenity.
- NS27** - Mechanical Services
The development hereby approved shall not be carried out other than in accordance with the details approved under application references 14/1488/DD25 on 21.11.2016 and 14/1488/DD37 on 25.09.2017, unless otherwise approved in writing by the Local Planning Authority.
REASON: To ensure the development does not raise unacceptable noise disturbance and is acceptable visually.
- NS28** - Noise and Vibration CMS
The development hereby approved shall not be carried out other than in accordance with the details approved under application reference 14/1488/DD10 on 10.07.2015, unless otherwise approved in writing by the Local Planning Authority.
REASON: To ensure the development does not create unacceptable pollution to the surrounding occupants and environment.
- NS29** - Dust Control
The development hereby approved shall not be carried out other than in accordance with the details approved under application reference 14/1488/DD02 on 10.11.2015, unless otherwise approved in writing by the Local Planning Authority.
REASON: To ensure the development does not create unacceptable pollution levels.
- NS30** - Restriction on Telecommunications
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) England Order 2015 (or any Order revoking or re-enacting that Order) no telecommunications equipment shall be erected on or attached to the building(s) hereby approved.
REASON: To safeguard the amenities of the occupiers of adjoining property and the area generally.
- NS31** - LT06 Tree Planting Scheme.
(A) The development hereby approved shall not be carried out other than in accordance with the following details approved under application references 14/1488/DD13 on 07.09.2015: CSa/2503/110A and CSA/2503/111A received on the 14th of July 2015; unless otherwise approved in writing by the Local Planning Authority.

(B) If within a period of 5 years from the date of planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted, destroyed or dies, (or becomes in the opinion of the local planning authority seriously damaged or defective), another tree of the same species and size originally planted shall be planted at the same place in the next planting season/within one year of the original tree's demise unless the local planning authority gives its written consent to any variations.

REASON: To safeguard the appearance of the locality.

NS32 - LT09 Hard and Soft Landscaping.

The development hereby approved shall not be carried out other than in accordance with the following details approved under application references 14/1488/DD05 on 06.01.2016, 14/1488/DD06 on 05.02.2016 and 17/2637/DD01 on 31.01.2019; unless otherwise approved in writing by the Local Planning Authority.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality and to preserve and enhance nature conservation interests.

NS33 - LT11 Landscape Management Large Scheme.

The development hereby approved shall not be carried out other than in accordance with the following details approved under application references 14/1488/DD14 on 11.08.2015 and 14/1488/DD31 on 01.09.2017: Landscape Management Plan dated March 2015; Landscape Management Plan; report no. CSa/2503/01; 3rd Issue; dated March 2015; prepared by CSa Environmental Planning; received 29 August 2017; unless otherwise approved in writing by the Local Planning Authority.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality.

NS34 - Cycle Parking

The development hereby approved shall not be carried out other than in accordance with the following details approved under application references 14/1488/DD20 on 06.03.2017:

o Landscape General Arrangement Sheet 1 of 2; drawing no. CSA/2503/100 REV F; received 22 November 2016;

o Landscape General Arrangement Sheet 2 of 2; drawing no. CSA/2503/101 REV F; received 22 November 2016;

o Email from John Carter (applicant's agent) to Sarah Mako (officer) dated 22 November 2016;

o Coordination Plans Basement; drawing no. 14/013/20657/A/2000C6; received 3 January 2017;

o Email from John Carter (applicant's agent) to Sarah Mako (officer) dated 3 January 2017;

o Bikeaway Locker Brochure; received 19 January 2017;

o Email from John Carter (applicant's agent) to Sarah Mako (officer) dated 19 January 2017;

o Email from John Carter (applicant's agent) to Sarah Mako (officer) dated 15 February 2017;

unless otherwise approved in writing by the Local Planning Authority.

REASON: To accord with this Council's policy to discourage the use of the car wherever possible.

- NS35** - DV18A Refuse Arrangements
The development hereby approved shall not be carried out other than in accordance with the following details approved under application references 14/1488/DD23 on 13.12.2016: Drawing no. 14/013/20658/A/1002C1 received 4 November 2016 and drawing no. C82887-D-021 Rev C received 7 December 2016; unless otherwise approved in writing by the Local Planning Authority.
REASON: To safeguard the appearance of the property and the amenities of the area.
- NS36** - DV49 Construction Method Statement
The development hereby approved shall not be carried out other than in accordance with the following details approved under application reference 14/1488/DD02 on 10.11.2015: 14/013/20657/A/1001 received on 8 April 2015; Construction Dust Impact Assessment by Foundation Developments Limited received on 21 May 2015; C82887-D-020 B; 14_013_20657C1; and Hoarding Design by JNP Group dated 19/05/2015 received on 23 July 2015; C82887-D-025 A; C82887-D-026 A; and C82887-D-027 A received on 20 October 2015; Construction Management Plan (Rev_05) by Taylor Wimpey dated 02/11/15 received on 6 November 2015; unless otherwise approved in writing by the Local Planning Authority.
REASON: In the interests of highway and pedestrian safety together with the amenity of the area
- NS37** - DS04 Access for Disabled People
(A) The residential units and parking area hereby approved shall not be carried out other than in accordance with the following details approved under application reference 14/1488/DD11 on 11.08.2015: Drawings 14_013_20657_A_2021-C3 and 14_013_20657_A_2022-C3; and email from Gareth Griffiths dated 7th July 2015; unless otherwise approved in writing by the Local Planning Authority. .
(B) Within 8 weeks of the date of this decision, a scheme indicating the provision to be made for disabled people to gain access to the doctors surgery; shall have been submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented within one month of the date of the written approval of the Local Planning Authority.
REASON: To ensure the provision of a satisfactory and convenient form of development for people with disabilities.
- NS38** - DS02 Wheelchair housing
That 10% of the units hereby approved and the associated parking must be specifically designed for, or be capable of easy adaptation to, the Council's standards for "Wheelchair Housing".
REASON: To ensure that the proposed housing contributes to the needs of people with disabilities.
- NS39** - DV29E Potentially Contaminated Sites
The development hereby approved shall not be carried out other than in accordance with the following details approved under application reference 14/1488/DD12 on 10.07.2015 and 14/1488/DD35 on 14.09.2017: 'Phase II Geo-Environmental Assessment - The Old Sorting Office, Kew, London - January 2015 - Ref: BCD.GRP13/331894/PII' authored by CBRE and received on the 18th of

March 2015; Summary of Risk Mitigation Works (ref: 50BCD0105679) by CBRE dated July 2017, received 27 July 2017; unless otherwise approved in writing by the Local Planning Authority.

REASON: To protect future users of the site and the environment.

NS40 - BD04 Details to specified scale.

The development hereby approved shall not be carried out other than in accordance with the following details approved under application reference 14/1488/DD04 on 16.07.2015: 14/031/2023C1 received on the 18th of March 2015 and 14/013/2023C2 received on the 1st of June 2015; unless otherwise approved in writing by the Local Planning Authority.

REASON: To ensure that the proposed development is in keeping with the existing building(s) and does not prejudice the appearance of the locality.

BD12 - Details - Materials to be approved.

The development hereby approved shall not be carried out other than in accordance with the details approved under application references 14/1488/DD03 on 17.07.2015 and 14/1488/DD33 on 10.08.2017 unless otherwise approved in writing by the Local Planning Authority.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality.

Standard Informatives:

COMH08 -Composite Informative

IL25D - NPPF Approval

IL13 - Section 106 Agreement

IL02 - Advertisements

Non-Standard Informatives:

NS1 - EA informative 1: Surface water

The EA are happy to see that the proposal is managing the surface water runoff using cellular storage tanks on podium slab, attenuating surface water runoff to Greenfield rates and therefore it poses a good improvement compared to the current situation in regards to managing surface water flooding. However the implementation of SuDS (Sustainable Drainage Systems) measures have not been fully investigated and applied to the site, other than the attenuation tank option. Given that the impermeable area, as a result of the construction of the new buildings, will be significantly increased, the justification of the constraints for not using source-control SuDS techniques are not sufficiently explained in the FRA. We recommend the applicant investigate how further SuDS measures can be applied to the site. This could attenuate water runoff, improve water quality, create habitat, reduce urban heat and provide insulation, amongst other sustainable benefits. See the Green Roof Developer's guide for more info:

http://www.greenroofguide.co.uk/downloads/dev_guide_v3.pdf Another push for further increasing the overall sustainability and managing of water resources that could be implemented might be a rain water harvesting system combined with greywater recycling. This could substantially reduce the site's water usage and thus reducing the volume of water discharged into the attenuation storage tank

and subsequently into the sewage system by capturing rain water at its source. It is advisable that consultation with the local utility company responsible for water is carried out by the applicant to determine whether the proposed discharge from the site would be acceptable. See the CIRIA C697 SUDS manual for more info: <http://www.susdrain.org/resources/ciria-guidance.html>.

NS2 - EA Informative 2: Ground water

The site is underlain by a bedrock of London Clay over which river terrace gravels up to 10m thick have been deposited. The bedrock is classified as a non productive strata, whilst the river gravels have been classified as a minor aquifer supporting river baseflow. The site is within 200m of the River Thames therefore our assessment is that the proposed development is located within a moderately sensitive area with respect to controlled waters. The proposed development is on brownfield land, the land use history of which is reported in submitted site reports. It is understood that the site comprises of made ground overlying river gravels on London Clay. The development includes substantial basements and piling will be required for foundations, therefore a substantial amount of made ground will be removed from the site, reducing the risk of contamination identified in site investigations having a significant impact on the groundwater locally. The CL:AIRE Definition of Waste: Development Industry Code of Practice (version 2) provides operators with a framework for determining whether or not excavated material arising from site during remediation and/or land development works are waste or have ceased to be waste. Under the Code of Practice:

1. excavated materials that are recovered via a treatment operation can be re-used on-site providing they are treated to a standard such that they are fit for purpose and unlikely to cause pollution.
2. treated materials can be transferred between sites as part of a hub and cluster project.
3. some naturally occurring clean material can be transferred directly between sites. The developer should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on-site operations are clear. If in doubt, we should be contacted for advice at an early stage to avoid any delays. We recommend that the developer should refer to our: Position statement on the Definition of Waste: Development Industry Code of Practice and; website at www.environment-agency.gov.uk for further guidance.

NS3 - Thames Water Informative 1

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development. The developer will need to contact Thames Water to discuss the connection point for supply. There are a number of mains around this site which may or may not affect the water capacity requirements for this development. Please contact Developer Services on 0845 850 2777 to discuss this further. The receiving network is known to be at or approaching capacity. Thames Water request that an impact study be undertaken to ascertain, with a greater degree of certainty, whether the proposed development will lead to overloading of existing infrastructure, and, if required, recommend

network upgrades. Please liaises with Thames Water Development Control Department (telephone 01923 898072) with regard to arranging an impact study. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the details of the piling method statement.

- NS4** - Thames Water Informative 2: Ground water
Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharged typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Groundwater permit enquiries should be directed to Thames Water's Risk Management by telephoning 020 8 507 4890. Application forms should be completed on link via www.thameswater.co.uk/wastewaterquality. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industrial Act 1991.
- NS5** - Safety Audit
The applicants are advised the Safety Audit stages 2, 3, 4 are required to also address the access onto the roundabout and pedestrian movement at the site.