



**PLANNING REPORT**

Printed for officer by

Nikita Gleeson on 22 March 2023

**Application reference: 23/0148/FUL**  
TEDDINGTON WARD

Date application received	Date made valid	Target report date	8 Week date
18.01.2023	21.02.2023	18.04.2023	18.04.2023

**Site:**

Teddington War Memorial Hospital, Hampton Road, Teddington, TW11 0JL

**Proposal:**

Replace existing single storey pre-fabricated modular storage building with new single storey pre-fabricated modular storage building.

**APPLICANT NAME**

Mr Nick Cook  
Teddington War Memorial Hospital  
Hampton Road  
Teddington  
Richmond Upon Thames  
TW11 0JL

**AGENT NAME**

Mr Paul Elliott  
22 Chapel Lane  
Barwick in Elmet  
Leeds  
LS15 4EG

**DC Site Notice:** printed on 21.02.2023 and posted on 03.03.2023 and due to expire on 24.03.2023

**Consultations:**

**Internal/External:**

**Consultee**  
14D Urban D

**Expiry Date**  
07.03.2023

**Neighbours:**

- 12 Queens Road, Teddington, TW11 0LR, - 21.02.2023
- 14 Queens Road, Teddington, TW11 0LR, - 21.02.2023
- 10 Queens Road, Teddington, TW11 0LR, - 21.02.2023
- 8A Queens Road, Teddington, TW11 0LR, - 21.02.2023
- Livingston House, 2 - 6 Queens Road, Teddington, TW11 0LR, - 21.02.2023
- 8 Queens Road, Teddington, TW11 0LR, - 21.02.2023
- 20 Queens Road, Teddington, TW11 0LR, - 21.02.2023
- 22 Queens Road, Teddington, TW11 0LR, - 21.02.2023
- 22B Queens Road, Teddington, TW11 0LR, - 21.02.2023
- 12 Queens Road, Teddington, TW11 0LR, - 21.02.2023
- 14 Queens Road, Teddington, TW11 0LR, - 21.02.2023
- 10 Queens Road, Teddington, TW11 0LR, - 21.02.2023
- 8A Queens Road, Teddington, TW11 0LR, - 21.02.2023
- 8 Queens Road, Teddington, TW11 0LR, - 21.02.2023
- Livingston House, 2 - 6 Queens Road, Teddington, TW11 0LR, - 21.02.2023

**History: Planning – Appeal – Enforcement – Building Control**

Development Management

Status: GTD

Application: 01/0085

Date:06/03/2001	Proposed Temporary Prefabricated Office Building And Provision Of 13 Displaced Car Park Spaces.
<u>Development Management</u> Status: GTD Date:05/07/2001	Application:01/1236 Proposed Revised Planning Application Ref. 01/0085/ful, Temporary Prefabricated Building And Provision Of 8 Displaced Car Parking Spaces For A Period Of 5 Years.
<u>Development Management</u> Status: GTD Date:17/08/2001	Application:01/1723 Revised Siting Of New Emergency Generator And Oil Storage Container Enclosure And Switch Room.
<u>Development Management</u> Status: GTD Date:22/08/2002	Application:02/0999 Part Demolition Of Single Storey Ward Buildings And Erection Of Two Storey Side Extensions On West Elevation, First Floor Extension On Existing Building
<u>Development Management</u> Status: GTD Date:18/02/2003	Application:02/3806 Revisions To Approved Application Ref. 02/0999/ful Comprising Alterations To Size Of Extensions To Nightingale Ward And X Ray Department, Re-position Of Lift Shaft And Alterations To Elevations.
<u>Development Management</u> Status: GTD Date:01/03/2004	Application:04/0027 Demolition Of Existing Building And Erection Of Ground Floor Building And Part 2 Storey Building And Link To Existing First Floor Building To Existing Outpatients (phase 3) Dept.
<u>Development Management</u> Status: GTD Date:03/03/2004	Application:04/0143 Redevelopment And Improvements To Minor Injuries (phase 4)dept With Construction Of New Link Corridor And Extension To Reception Area.
<u>Development Management</u> Status: WNA Date:27/04/2004	Application:02/3806/DD01 Details Pursuant To Condition Ns06au (air Intake Duct) Of Planning Approval 02/3806/ful
<u>Development Management</u> Status: GTD Date:29/09/1993	Application:93/1249/FUL Extension On Two Floors To Provide Minor Opps Suite, Consulting Room, Sluice Room To G.f And To Allow For Future Development Of Health Services To 1st Floor.
<u>Development Management</u> Status: GTD Date:30/05/1996	Application:96/1027/FUL Refurbishment Of 1st Floor Construction Of Lift Shaft, Lift Installation To Ground And First Floor And Erection Of Lift Plant Room
<u>Development Management</u> Status: GTD Date:05/09/1996	Application:96/1908/FUL Refurbishment Of 1st Floor, Construction Of Lift Shaft, Lift Installation To Ground And First Floor, Erection Of Lift Plant Room And Replacement Of Fire Escapes To East And West Elevations (revised Scheme)
<u>Development Management</u> Status: GTD Date:13/02/1997	Application:96/4105 Proposed 35 Degree Tiled And Pitched Roof With Tiled Gable Ends To Existing Flat Roof Areas To Physiotherapy And Gymnasium.
<u>Development Management</u> Status: GTD Date:23/04/1997	Application:97/0460 Proposed Demolition Of Existing Emergency Generator Housing Additional Car Parking Spaces (5 No). Proposed New Emergency Generator And Oil Storage In Iso Type Container In Slatted Timber

	Screen Enclosure.
<u>Development Management</u> Status: GTD Date:10/06/1997	Application:97/0930 Proposed Refurbishment Of Existing Physiotherapy Department, Minor Alterations, New Windows To Elevations, New Ramp Entrance, Formation Of Treatment Cubicles.
<u>Development Management</u> Status: GTD Date:15/07/1997	Application:97/1173 Proposed Extension To Form A Proposed Multi-denominational Chapel
<u>Development Management</u> Status: GTD Date:05/03/1998	Application:98/0038 Extension To Form A Proposed Multi-denominational Chapel (revised Application).
<u>Development Management</u> Status: GTD Date:03/11/1999	Application:99/2154 Siting Of Temporary Prefabricated Single Storey Building For A Period Of 5 Years.
<u>Development Management</u> Status: GTD Date:11/03/1980	Application:80/0234 Erection of a single storey extension to existing wing of Hospital to provide additional bathroom and lavatory facilities.
<u>Development Management</u> Status: GTD Date:27/04/1971	Application:70/2635 Erection of single storey clinic and provision of access road and 18 parking spaces.
<u>Development Management</u> Status: GTD Date:29/06/2004	Application:02/0999/DD01 Details pursuant to condition N006AU (sound insulation) of 02/0999/FUL
<u>Development Management</u> Status: GTD Date:29/06/2004	Application:02/3806/DD02 Details pursuant to condition NS006AU (sound insulation) of 02/3806/FUL
<u>Development Management</u> Status: GTD Date:21/06/2006	Application:06/1544/FUL Renewal of previous approval 01/1286/FUL for continued siting of temporary Prefabricated Building And Provision Of 8 Displaced Car Parking Spaces
<u>Development Management</u> Status: GTD Date:01/10/2007	Application:07/3063/ADV Two fluorescent signs in 'V' shape 1550mm x 1050mm
<u>Development Management</u> Status: RNO Date:27/01/2009	Application:09/0105/CON Proposed substation
<u>Development Management</u> Status: GTD Date:15/09/2009	Application:09/1685/FUL Refurbishment and access improvements to the front car park area to include soft and hard landscaping.
<u>Development Management</u> Status: GTD Date:01/09/2009	Application:09/1834/FUL Erection of store building in east car park to replace previous store (now demolished). New storey to be located adjacent to the old store and will be single storey, flat roof with render finish as per previous. Provision of cycle parking.
<u>Development Management</u> Status: GTD Date:18/03/2010	Application:10/0204/FUL Erection of new extension to provide a new support office, located on

west side. Single storey, flat roof, drainage to existing system with brickwork to match the existing building.

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Development Management

Status: GTD

Date:25/03/2010

Application:10/0442/FUL

Extension to outpatients waiting area of Teddington Memorial Hospital, Comprising of single floor flat roofed conservatory structure with roof lantern, to provide additional space in waiting area.

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Development Management

Status: GTD

Date:22/05/2015

Application:15/1523/FUL

Removal of existing window and replacement with new flush panel access door

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Development Management

Status: GTD

Date:07/05/2020

Application:20/0856/FUL

Retrospective application of installation of 3 number portacabins

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Development Management

Status: GTD

Date:17/06/2021

Application:21/0823/FUL

Application for the retention of 3nr. temporary single-storey Portakabin buildings for a period of 52 weeks.

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Development Management

Status: PDE

Date:

Application:23/0148/FUL

Replace existing single storey pre-fabricated modular storage building with new single storey pre-fabricated modular storage building.

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Building Control

Deposit Date: 02.07.2001

Reference: 01/1199/FP

Prefabricated meeting facility building

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Building Control

Deposit Date: 15.08.2001

Reference: 01/1199/1/FP

Prefabricated meeting facility building

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Building Control

Deposit Date: 21.02.2002

Reference: 01/1199/2/FP

Prefabricated meeting facility building

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Building Control

Deposit Date: 10.10.2002

Reference: 02/1967/FP

Demolition & part demolition of existing wards. Creation new ward & x ray dept & first floor area above

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Building Control

Deposit Date: 17.01.2003

Reference: 02/1967/1/FP

Demolition & part demolition of existing wards. Creation new ward & x ray dept & first floor area above

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Building Control

Deposit Date: 16.04.2003

Reference: 02/1967/2/FP

Demolition & part demolition of existing wards. Creation new ward & x ray dept & first floor area above

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Building Control

Deposit Date: 24.07.2003

Reference: 02/1967/3/FP

Demolition & part demolition of existing wards. Creation new ward & x ray dept & first floor area above

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Building Control

Deposit Date: 28.06.1991

Reference: 91/0679/FP

Mammography and Ultrasound Room

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Building Control

Deposit Date: 15.04.1994

Reference: 93/1147/2/FP

Two storey extension

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Building Control

Deposit Date: 23.05.1996

Reference: 96/0457/FP

Refurbishment of first floor. Construction of lift shaft.

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Building Control

Deposit Date: 28.02.1997

Refurbishment of first floor. Construction of lift shaft.

Reference: 96/0457/1/FP

Building Control

Deposit Date: 25.02.1997 Tiled & pitched roof to existing flat roof

Reference: 97/0269/FP

Building Control

Deposit Date: 29.04.1997 Refurbishment of existing Pysiotherapy Dept, new windows disabled wc, new ramp to entrance. COMMENTS: Two cheques £75 28304 and £65.43 28305

Reference: 97/0608/FP

Building Control

Deposit Date: 07.01.1998 Extension to provide multi-denominational chapel

Reference: 98/0020/FP

Building Control

Deposit Date: 09.02.1998 Extension to provide multi-denominational chapel

Reference: 98/0020/1/FP

Building Control

Deposit Date: 17.02.2004 Single storey ground floor extension and Part 2 storey extension. Internal alterations construction of link corridor, extension to reception area.

Reference: 04/0305/FP

Building Control

Deposit Date: 19.03.2004 Single storey ground floor extension and Part 2 storey extension. Internal alterations construction of link corridor, extension to reception area.

Reference: 04/0305/RS1/FP

Building Control

Deposit Date: 08.04.2004 Single storey ground floor extension and Part 2 storey extension. Internal alterations construction of link corridor, extension to reception area.

Reference: 04/0305/RS2/FP

Building Control

Deposit Date: 01.12.2008 Erection of a new modular construction, two storey office building with associated plant installations and car parking

Reference: 08/2364/IN

Building Control

Deposit Date: 16.04.2010 Extension to form new GP consultation room, OPD waiting area and Physiotherapy plant room

Reference: 10/0684/IN

Building Control

Deposit Date: 14.04.2015 Replacement of existing LV switch panel with new external access door and associated internal alterations

Reference: 15/0825/IN

Building Control

Deposit Date: 08.12.2017 First floor ward refurbishment

Reference: 17/2388/IN

Enforcement

Opened Date: 24.11.2004 Enforcement Enquiry

Reference: 04/0582/EN/NAP

<b>Application Number</b>	<b>23/0148/FUL</b>
<b>Address</b>	<b>Teddington War Memorial Hospital Hampton Road Teddington TW11 0JL</b>
<b>Proposal</b>	<b>Replace existing single storey pre-fabricated modular storage building with new single storey pre-fabricated modular storage building.</b>
<b>Contact Officer</b>	<b>NGL</b>
<b>Legal Agreement</b>	<b>NO</b>

## 1. INTRODUCTION

This application is of a nature where the Council's Constitution delegates the authority to make the decision to Officers rather than it being determined by the Planning Committee.

Before preparing this summary report the planning officer considered any relevant previous planning applications in relation to the development and considered any comments made by those interested in the application such as consultees with specialist knowledge and nearby residents.

By indicating that the development proposal complies with relevant Local Plan Policies, the planning officer is taking into account the information submitted with the application, any previous relevant applications, any comments received in connection with the application and any other case specific considerations which are material to the decision.

## 2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

The application site comprises the Teddington War Memorial Hospital which is a Grade II listed building and locally designated as a Building of Townscape Merit (BTM). The buildings throughout the site are generally brick clad with pitched tile roofs, along with single storey ancillary buildings. The surrounding area is generally characterised by residential properties. The proposal is located on the eastern border of the site, adjacent to existing hospital buildings.

The application site is situated within Teddington Village and is designated as:

- Area poorly provided by public open space
- Area susceptible to ground water flooding
- Article 4 direction – Basements
- Article 4 direction – Class E (Town Centre) to Class C3 (Residential)
- Building of townscape merit
- Community infrastructure band (low)
- Critical drainage area – Environment Agency
- Increased potential elevated groundwater
- Land use past industrial
- Listed building
- Main centre boundary
- Main centre buffer zone
- Risk of flooding from surface water 1 in 1000 chance – Environment Agency
- Surface water flooding
- Take away management zone
- Village character area (Broad Street and Queens Road – Area 15 Hampton Wick & Teddington Village)

## 3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposal is to replace the existing single storey prefabricated modular storage building with a new single storey pre-fabricated Portakabin modular storage building.

The comprehensive list of planning history can be found above however the most relevant planning

history is as follows:

21/0823/FUL – Retention of 3nr. temporary single-storey Portakabin buildings for a period of 52 weeks – Approved 16/06/2021.

20/0856/FUL – Retrospective application of installation of 3 number portacabins – Approved 07/05/2020.

15/1523/FUL – Removal of existing window and replacement with new flush panel access door – Approved 22/05/2015.

10/0442/FUL – Extension to outpatients waiting area of Teddington Memorial Hospital, Comprising of single floor flat roofed conservatory structure with roof lantern, to provide additional space in waiting area – Approved 24/03/2010.

10/0204/FUL – Erection of new extension to provide a new support office, located on west side. Single storey, flat roof, drainage to existing system with brickwork to match the existing building – Approved 17/03/2010.

09/1834/FUL – Erection of store building in east car park to replace previous store (now demolished). New storey to be located adjacent to the old store and will be single storey, flat roof with render finish as per previous. Provision of cycle parking – Approved 24/03/2010.

#### **4. CONSULTATIONS CARRIED OUT**

The list of neighbours notified of this application are listed above.

No letters of representation were received.

##### Internal consultations

Conservation Officer – no objections to the proposed replacement modular structure which will be compliant with Local Plan policies.

#### **5. MAIN POLICIES RELEVANT TO THE DECISION**

##### **NPPF (2021)**

The key chapters applying to the site are:

- 4. Decision-making
- 16. Conserving and enhancing the historic environment

These policies can be found at:

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/1005759/NPPF\\_July\\_2021.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf)

##### **London Plan (2021)**

The main policies applying to the site are:

- GG1 Building strong and Inclusive communities
- D12 Fire Safety
- HC1 Heritage conservation and growth

These policies can be found at: <https://www.london.gov.uk/what-we-do/planning/london-plan>

##### **Richmond Local Plan (2018)**

The main planning considerations applying to the site and the associated Local Plan policies are:

Issue	Local Plan Policy	Compliance	
Local Character and Design Quality	LP1	Yes	<del>Ne</del>
Impact on Designated Heritage Assets	LP3	Yes	<del>Ne</del>
Impact on Non-Designated Heritage Assets	LP4	Yes	<del>Ne</del>
Impact on Neighbour Amenity and Living Conditions	LP8	Yes	<del>Ne</del>

These policies can be found at

[https://www.richmond.gov.uk/media/15935/adopted\\_local\\_plan\\_interim.pdf](https://www.richmond.gov.uk/media/15935/adopted_local_plan_interim.pdf)

### Supplementary Planning Documents

Buildings of Townscape Merit  
Village Plan – Hampton Wick and Teddington

These policies can be found at:

[https://www.richmond.gov.uk/services/planning/planning\\_policy/local\\_plan/supplementary\\_planning\\_documents\\_and\\_guidance](https://www.richmond.gov.uk/services/planning/planning_policy/local_plan/supplementary_planning_documents_and_guidance)

### Other Local Strategies or Publications

Other strategies or publications material to the proposal are:

Community Infrastructure Levy

Article 4 Direction – Basements

Article 4 Direction - Class E (Town Centre) to Class C3 (Residential)

Basement development – Planning Advice Note

### Determining applications affecting a Listed Building

Sections 16(1) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require that, when considering whether to grant listed building consent for any works, or whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest which it possesses. In this context, "preserving", means doing no harm.

To give effect to this duty decisions of the court have confirmed that a decision-maker should accord "considerable importance and weight" to the desirability of preserving the listed building or its setting when weighing this factor in the balance with other material considerations which have not been given this special statutory status. However, this does not mean that the weight that the decision-maker must give to the desirability of preserving the building or its setting is uniform. It will depend on, among other things, the extent of the assessed harm and the heritage value of the asset in question. This creates a strong presumption against granting planning permission where harm to a listed building or its setting is identified. The presumption can be rebutted by material considerations powerful enough to do so.

## 6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- ii Design and impact on heritage assets
- ii Impact on neighbour amenity
- iii Fire safety

### Issue i - Design and impact on heritage assets

Local Plan Policy LP1 states that new development must be of a high architectural quality based upon compatibility with local character and the existing townscape, and sustainable design principles. It must respond to the local setting and contribute positively to the site and its context.



Local Plan Policy LP3 states that development proposals should avoid adverse harm against the significance of heritage assets. New development should conserve or enhance the existing heritage or conservation setting, and also the interrelationship between buildings and spaces.

Policy LP4 of the Local Plan states that the Council will seek preserve, and where possible enhance, the significance, character and setting of non-designated heritage assets, including Buildings of Townscape Merit, memorials, particularly war memorials, and other local historic features. There will be a presumption against the demolition of Buildings of Townscape Merit.

Paragraph 199 of the NPPF states 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

It is proposed to replace an existing Portakabin building with a similar Portakabin building, located near the eastern border of the site and adjacent to existing hospital buildings. The existing modular structure is similar in size to the proposed. The new structure will be grey coloured and will be placed in the same position as the existing, freestanding of the main buildings and more modern extensions to the rear which are not part of the BTM. At this location, the building is not visible from the hospital's street frontage. There are multiple previous approvals for similar Portakabin prefabricated structures which have been installed around the eastern and southern border of the site, near the parking areas.

The proposal is a small low scale building of little architectural merit. It will have no physical impact upon the existing hospital and its conservation merit as it is entirely freestanding and moveable. It will be placed adjacent to an existing modern extension at the rear of the hospital which is not a part of the listing for the Building of Townscape Merit. As such, though the proposed development is not consistent with the heritage values of the hospital, they are not inconsistent with other buildings in the surrounding environment. No impact will be caused to the Grade II listed building in any way.

In view of the above, the proposal complies with the aims and objections of policies LP1, LP3 and LP4 of the Local Plan.

#### **Issue ii – Impact on neighbour amenity**

Local Plan Policy LP8 states that considering proposals for development, the Council will seek to protect adjoining properties from unreasonable loss of privacy, pollution, visual intrusion, noise and disturbance. The Council will generally seek to ensure that the design and layout of buildings enables sufficient sunlight and daylight to penetrate in and between buildings and that adjoining land or properties are protected from overshadowing in accordance with established standards.

The proposed location of the building is located adjacent to the existing hospital building. Significant setbacks are achieved between the Portakabin and nearby hospital wings, as well as the adjacent property to the east. It will not be visible from the street as it will sit lower than the hospital. There will be no amenity impact on neighbouring properties.

#### **Issue iii – Fire safety**

London Plan policy D12 requires the submission of a Fire Safety Statement on all planning applications.

A Fire Safety Strategy was provided with the application. A condition will be included to ensure this is adhered to on an ongoing basis. The applicant is advised materials and arrangement would need to be Building Regulations compliant, and all alterations to existing buildings should comply with the Building Regulations. This permission is not a consent under the Building Regulations for which a separate application should be made. Overall, the scheme can therefore be considered consistent with this Policy D12 of the London Plan.

## **7. LOCAL FINANCE CONSIDERATIONS AND OTHER MATTERS**

Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that a local

planning authority must have regard to a local finance consideration as far as it is material. The weight to be attached to a local finance consideration remains a matter for the decision maker. The Mayor of London's CIL and Richmond CIL are therefore material considerations.

On initial assessment this development is not considered liable for the Mayoral or Richmond CIL however this is subject to confirmation by the CIL Administration Team.

## **8. RECOMMENDATION**

This recommendation is made following careful consideration of all the issues raised through the application process. In making this recommendation consideration has been had to the statutory duties imposed by the Planning (Listed Buildings and Conservation Areas) Act 1990 and the requirements set out in Chapter 16 of the NPPF.

Paragraph 11 of the Framework explains how the presumption in favour of sustainable development applies. For the reasons set out above, this application falls to be determined in accordance with the test under section 38(6) of the 2004 Act, 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 determination of this application falls within the scope of Officer delegated powers - YES

**I therefore recommend the following:**

- 1. REFUSAL
- 2. PERMISSION
- 3. FORWARD TO COMMITTEE

  
  


Case Officer (Initials): .....NGL.....

Dated: .....22.03.2023.....

**I agree the recommendation: TFA**

Senior Planner

Dated: .....11/04/2023.....

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: .....

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

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

**SUMMARY OF CONDITIONS AND INFORMATIVES**

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**CONDITIONS**

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**INFORMATIVES**

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U0076298	Composite Informative
U0076299	NPPF APPROVAL - Para. 38-42