

## Application reference: 22/3810/DD03 TEDDINGTON WARD

Date application received	Date made valid	Target report date	8 Week date
25.06.2024	25.06.2024	20.08.2024	20.08.2024

**Site:**

185 Waldegrave Road, Teddington, TW11 8LU,

**Proposal:**

Details pursuant to condition U0171665 - Contamination, of planning permission 22/3810/FUL

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

**APPLICANT NAME**

Mr Breslin  
185 Waldegrave Road  
Teddington  
Richmond Upon Thames  
TW11 8LU

**AGENT NAME**

Isaac Gatley  
Second Floor Wigglesworth  
House  
69 Southwark Bridge Road  
LONDON  
SE1 9HH  
United Kingdom

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

**Consultations:**

**Internal/External:**

**Consultee**

LBRUT Environmental Health Contaminated Land

**Expiry Date**

12.07.2024

**Neighbours:**

-

**History: Development Management, Appeals, Building Control, Enforcements:**

Development Management

Status: WNA

Date:16/10/2000

Application:00/1490

Subdivision Of Dwelling House Into Six Flats, Comprising Rear Extension And Rear Dormer.

Development Management

Status: REF

Date:14/07/2001

Application:01/0996

Proposed Sub Division Of Existing Dwelling House Into 6 Flats, Comprising Of Rear Extension And Rear Dormer. Workshops To Rear To Be Rebuilt As Existing.

Development Management

Status: REF

Date:27/06/2003

Application:03/1444/FUL

Erection Of 5 X 1 Bed And 1 X 2 Bed Flats On 3 Floors And 2 B1 Units In Single Storey Building (residential Units To Be Constructed For Registered Housing Association As Key Worker Dwellings)

Development Management

Status: GTD

Date:27/08/2004

Application:04/1465/FUL

Erection of rear dormer roof extension, new rear extension, creation of new entrance to side elevation and conversion of property into 1 x 2 bed, 2 x 1 bed flats, 1 studio flat, 5 self contained bedsits and 2 x B1 units (office/light industrial)

Development Management

Status: GTD

Date: 21/12/2023

Application: 22/3810/FUL

Erection of a single storey, detached, two-bedroom dwelling finished with green roof and associated cycle parking, refuse storage and landscaping.

---

Development Management

Status: GTD

Date: 05/07/2024

Application: 22/3810/DD01

Details pursuant to condition U0171655 - Materials to be approved, of planning permission 22/3810/FUL.

---

Development Management

Status: PCO

Date:

Application: 22/3810/DD02

Details pursuant to condition DV49 - Construction Method Statement, of planning permission 22/3810/FUL.

---

Development Management

Status: PDE

Date:

Application: 22/3810/DD03

Details pursuant to condition U0171665 - Contamination, of planning permission 22/3810/FUL

---

Appeal

Validation Date: 11.01.2002

Reference: 01/0996

Development Appeal

---

Building Control

Deposit Date: 08.11.2004

Conversion to form 5 bedsits and 4 flats and new build to form 2 B1 units (known as Flats 1-9 (incl), 185 Waldegrave Road, Teddington and 185A and 185B Waldegrave Road, Teddington TW11 8LU)

---

Reference: 04/2288/FP

Building Control

Deposit Date: 31.03.2005

Conversion to form 5 bedsits and 4 flats and new build to form 2 B1 units known as Flats 1-9 (incl), 185 Waldegrave Road, Teddington and 185A and 185B Waldegrave Road, Teddington TW11 8LU)

---

Reference: 04/2288/RS1/FP

Building Control

Deposit Date: 17.05.2005

Conversion to form 5 bedsits and 4 flats and new build to form 2 B1 units known as Flats 1-9 (incl), 185 Waldegrave Road, Teddington and 185A and 185B Waldegrave Road, Teddington TW11 8LU)

---

Reference: 04/2288/RS2/FP

Building Control

Deposit Date: 08.11.2019

Install a gas-fired boiler

Reference: 19/FEN03806/GASAFE

---

Building Control

Deposit Date: 05.09.2021

Install a gas-fired boiler

Reference: 21/FEN03410/GASAFE

---

Building Control

Deposit Date: 21.05.2024

New two storey dwelling house

Reference: 24/0610/FP

---

Enforcement

Opened Date: 24.11.2006

Reference: 06/0555/EN/UBW

Enforcement Enquiry

---

<b>Application Number</b>	<b>22/3810/DD03</b>
<b>Address</b>	Land Rear Of 185 Waldegrave Road Teddington
<b>Proposal</b>	Details pursuant to condition U0171665 - Contamination, of planning permission 22/3810/FUL
<b>Contact Officer</b>	Alice Murphy
<b>Target Determination Date</b>	20/08/2024

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

Details pursuant to Condition U0171665 - Contamination, of planning permission 22/3810/FUL.

Planning permission was granted for 'Erection of a single storey, detached, two-bedroom dwelling finished with green roof and associated cycle parking, refuse storage and landscaping.'

## 2. EXPLANATION OF OFFICER RECOMMENDATION

The relevant condition states:

### **Condition U0171665 – Contamination**

1. No development shall take place until:

- a) a desk study detailing the history of the site, hazardous materials, substances used together with details of a site investigation strategy based on the information revealed in the desk study has been submitted to and approved in writing by the local planning authority
- b) an intrusive site investigation has been carried out comprising: sampling of soil, soil vapour, ground gas, surface water and groundwater to the satisfaction of the local planning authority. Such work to be carried out by suitably qualified and accredited geoenvironmental consultants in accordance with the current U.K. requirements for sampling and testing.
- c) written reports of
  - i) the findings of the above site investigation and
  - ii) a risk assessment for sensitive receptors together with a detailed remediation strategy designed to mitigate the risk posed by the identified contamination to sensitive receptors have been submitted to and approved in writing by the local planning authority Note: some demolition work, if required, could be allowed beforehand for enabling the above requirement (1b), subject to the agreement of the Local Planning Authority.

2. None of the dwellings/buildings hereby approved shall be occupied until:

- a) the remediation works approved as part of the remediation strategy have been carried out in full and in compliance with the approved strategy. If during the remediation or development work new areas of contamination are encountered, which have not been previously identified, then the additional contamination should be fully assessed in accordance with condition [1(b, c)] above and an adequate remediation scheme shall be submitted to and approved in writing by the local planning authority and fully implemented thereafter.
- b) a verification report, produced on completion of the remediation work, has been submitted to and approved in writing by the local planning authority. Such report to include
  - i) details of the remediation works carried out and
  - ii) results of verification sampling, testing and monitoring and
  - iii) all waste management documentation showing the classification of waste, its treatment, movement and disposal in order to demonstrate compliance with the approved remediation strategy.

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

The following has been submitted with the application:

- Phase 1 Geo-Environmental Desk Study, prepared by Earth Environment & Geotechnical (Southern) Ltd, Report No. R0821/22/DTS dated August 2022.
- Contaminated Land Remediation Strategy and Verification Plan, prepared by STM Environmental Consultants Ltd, Report Ref REM-2024-000014, dated 21 June 2024.

The above information has been reviewed by the Council's Environmental Health Officer who concurs that the submitted information is acceptable. Part 1 of the above condition has been satisfied and the LPA awaits the Verification Report required by Part 2.

The conditions above can therefore be **discharged in part**.

## 3. RECOMMENDATION

Upon full assessment of the submitted material supporting the application, taking into account all material considerations, it is considered the requirements of Part 1 of condition U0171665 (Contamination) of planning permission 22/3810/FUL has been met. Part 2 remains outstanding.

**Discharge condition**

**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): .....AMU..... Dated: .....09/07/2024.....

**I agree the recommendation: EL**

Team Leader/Head of Development Management/Principal Planner

Dated: 10/07/2024.....

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**

---

### **CONDITIONS**

---

---

### **INFORMATIVES**

---

U0092871	Decision Drawings
U0092872	Applicant Informative