



**Application reference: 23/2308/DD07**  
**SOUTH RICHMOND WARD**

Date application received	Date made valid	Target report date	8 Week date
24.06.2024	24.06.2024	19.08.2024	19.08.2024

**Site:**

80 George Street And 2 4 6 8 And, 12 Paved Court, Richmond,

**Proposal:**

Details pursuant to Condition U0178868 Thames Water Condition of planning permission 23/2308/VRC.

**APPLICANT NAME**

C/O Agent  
C/O Agent  
C/O Agent  
C/O Agent  
C/O Agent  
C/O Agent  
C/O Agent

**AGENT NAME**

Mr Philip Boyce  
3rd - 4th Floors  
Greyfriars Studios  
25E The Quadrant  
Richmond  
TW9 1DJ

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

**Consultations:**

**Internal/External:**

**Consultee**

Thames Water Development Control Department

**Expiry Date**

17.07.2024

**Neighbours:**

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

Development Management

Status: GTD

Date:23/12/2022

Application:22/2333/FUL

80 George Street - Erection of additional storey at fourth floor (with associated roof terrace) and plant room above; 2nd floor rear extension; replacement of roof to the adjacent existing single storey extension at rear; terraces to rear; infill of light well adjacent to Golden Court; extension at basement level, including installation of swimming pool; and associated plant. External alteration works to include: removal of canopy to 80 George Street; alterations to shopfronts at ground floor level of Golden Court, King Street, and George Street frontages; alterations to fenestration throughout; together with other works incidental to the development.

Development Management

Status: GTD

Date:23/12/2022

Application:22/2334/LBC

Installation of internal partitions to rear of No. 4, 6-8 Paved Court and extension to basement under No. 12 Paved Court.

Development Management

Status: GTD Date:01/02/2023	Application:22/2333/DD02 Details pursuant to condition U0146405 CMS / Logistics Plan of planning permission 22/2333/FUL
<u>Development Management</u> Status: GTD Date:01/02/2023	Application:22/2333/DD03 Details pursuant to condition U0146406 - Noise and Vibration Construction Method of planning permission 22/2333/FUL
<u>Development Management</u> Status: GTD Date:08/02/2023	Application:22/2333/DD04 Details pursuant to condition U0146407 Dust management plan of planning permission 22/2333/FUL
<u>Development Management</u> Status: GTD Date:15/02/2023	Application:22/2333/DD06 Details pursuant to condition U0146408 - Sustainable Drainage Strategy of planning permission 22/2333/FUL
<u>Development Management</u> Status: GTD Date:02/02/2023	Application:22/2333/DD05 Details pursuant to condition U0146409 - Green Roof of planning permission 22/2333/FUL
<u>Development Management</u> Status: GTD Date:06/02/2023	Application:22/2333/DD07 Details pursuant to condition U0146410 (Part A only) - Noise Protection from internal transmission of planning permission 22/2333/FUL
<u>Development Management</u> Status: GTD Date:01/02/2023	Application:22/2333/DD08 Details pursuant to condition U0146411 (part 1) - Contaminated Land of planning permission 22/2333/FUL
<u>Development Management</u> Status: GTD Date:01/02/2023	Application:22/2333/DD01 Details in pursuant of condition U0146404 (Details of foundations - piling etc) of Planning Permission 22/2333/FUL
<u>Development Management</u> Status: GTD Date:03/04/2023	Application:22/2333/DD09 Details pursuant to condition U0146415 - Specified Details Required (parts A, B and K), of planning permission 22/2333/FUL.
<u>Development Management</u> Status: GTD Date:31/03/2023	Application:22/2333/SDD01 Written notification of commencement of works in accordance with Part 2 (Notifications) of Schedule 1 of Legal Agreement dated 22nd December 2022.
<u>Development Management</u> Status: GTD Date:31/03/2023	Application:22/2333/DD10 Details pursuant to condition U0146415 - Specified Details Required (Parts D, E, F, G & H), of planning permission 22/2333/FUL.
<u>Development Management</u> Status: GTD Date:16/05/2023	Application:22/2333/DD11 Details pursuant to condition U0146423: : Delivery and Service Plan - 80 George Street
<u>Development Management</u> Status: GTD Date:14/07/2023	Application:22/2333/DD12 Details pursuant to condition U0146421 - Ecological Enhancements, and U0146422 - Cycle Parking / Cycle access to basement, of planning permission 22/2333/FUL
<u>Development Management</u> Status: GTD Date:28/09/2023	Application:22/2333/DD13 Details pursuant to condition U0146417 - PV Panels & ASHP, U0146418 - Mechanical Services Noise Control (parts 1 & 2), of

planning permission 22/2333/FUL.

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Development Management

Status: WDN  
Date:19/07/2023

Application:23/1723/VRC  
Variation of planning approval 22/2333/FUL - Condition Number(s):  
to allow for proposed design amendments (relating to Fifth Floor and  
Elevations)

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Development Management

Status: GTD  
Date:10/08/2023

Application:22/2333/NMA  
Non-material amendment to planning permission 22/2333/FUL (80  
George Street - Erection of additional storey at fourth floor (with  
associated roof terrace) and plant room above; 2nd floor rear  
extension; replacement of roof to the adjacent existing single storey  
extension at rear; terraces to rear; infill of light well adjacent to  
Golden Court; extension at basement level, including installation of  
swimming pool; and associated plant. External alteration works to  
include: removal of canopy to 80 George Street; alterations to  
shopfronts at ground floor level of Golden Court, King Street, and  
George Street frontages; alterations to fenestration throughout;  
together with other works incidental to the development) to allow for  
the removal of the word 'plant' and 'rear' from the description of  
development, revising the description to read: 80 George Street -  
Erection of additional storey at fourth floor (with associated roof  
terrace) and room above; 2nd floor rear extension; replacement of  
roof to the adjacent existing single storey extension at rear; terraces  
to building; infill of light well adjacent to Golden Court; extension at  
basement level, including installation of swimming pool; and  
associated plant. External alteration works to include: removal of  
canopy to 80 George Street; alterations to shopfronts at ground floor  
level of Golden Court, King Street, and George Street frontages;  
alterations to fenestration throughout; together with other works  
incidental to the development.

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Development Management

Status: GTD  
Date:17/04/2024

Application:23/2308/VRC  
Variation of condition U0146403 (Approved Drawings), U0146424  
(Terrace Screening), U0146426 (Roof Terrace Furniture) and  
U0146421 (Ecology Enhancements) of planning permission ref  
22/2333/FUL and removal of condition U0162732 (Plant room) of  
non-material amendment ref 22/2333/NMA in order to provide Class  
E floorspace at fifth floor, add an external terrace at fifth floor, make  
elevational changes and associated amendments including  
increasing the roof parapet height, alterations to the Lift overrun, PV,  
cycle spaces and green roof, and amend details of ecological  
enhancements.

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Development Management

Status: GTD  
Date:13/12/2023

Application:22/2333/DD14  
Details pursuant to conditions U0146412 [Sample Panels of  
Brickwork], U0146413 [Materials to be approved] of planning  
permission 22/2333/FUL.

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Development Management

Status: GTD  
Date:10/01/2024

Application:22/2334/DD01  
Details pursuant to condition U0146448 - Matching (parts A and B), of  
listed building consent 22/2334/LBC.

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Development Management

Status: WDN  
Date:09/07/2024

Application:22/2333/DD15  
Details pursuant to condition U0146414 - Cross-Section Detail New  
Roof Extension, and U0146433 - External Illumination, of planning  
permission 22/2333/FUL.

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Development Management

Status: GTD

Application:22/2334/DD02

Date:29/01/2024	Details pursuant to condition U0146449 - Specified Details Required, of listed building consent 22/2334/LBC.
<u>Development Management</u> Status: GTD Date:04/03/2024	Application:22/2333/DD16 Details pursuant to condition U0146415 - Specified Details Required (Part C Only) of planning permission 22/2333/FUL.
<u>Development Management</u> Status: GTD Date:01/03/2024	Application:22/2333/DD17 Details pursuant to condition U0146424 - Terrace screening, of planning permission 22/2333/FUL.
<u>Development Management</u> Status: GTD Date:12/03/2024	Application:22/2333/DD18 Details pursuant to condition U0146428 - Refuse Arrangements, of planning permission 22/2333/FUL.
<u>Development Management</u> Status: GTD Date:12/04/2024	Application:22/2333/DD19 Details pursuant to condition U0146419 - Odour control, of planning permission 22/2333/FUL.
<u>Development Management</u> Status: GTD Date:24/06/2024	Application:23/2308/DD01 Details pursuant to conditions (U0178858) Green Roof and (U0178862) Cross Section detail new roof extension from application 23/2308/VRC.
<u>Development Management</u> Status: GTD Date:10/07/2024	Application:23/2308/DD02 (APPROVED) Details pursuant to conditions U0178870 - Cycle Parking / Cycle access to basement and U0178877 - Refuse Arrangements, of planning permission 23/2308/VRC. (REFUSED) Details pursuant to condition U0178872 - Terrace screening of planning permission 23/2308/VRC.
<u>Development Management</u> Status: PCO Date:	Application:23/2308/DD04 Details pursuant to condition U0178863 - Specified Details Required, of planning permission 23/2308/VRC.
<u>Development Management</u> Status: PDE Date:	Application:23/2308/DD03 Details Pursuant to Condition U0178865: PV Panels & ASHP of application 23/2308/VRC.
<u>Development Management</u> Status: GTD Date:11/07/2024	Application:23/2308/DD06 Details in pursuant of condition U0178864 - (part B energy reduction) of planning permission 23/2308/VRC
<u>Development Management</u> Status: PDE Date:	Application:23/2308/DD05 Details in pursuant of Condition U0178869 (Ecological Enhancements) of planning permission 23/2308/VRC
<u>Development Management</u> Status: PCO Date:	Application:24/1595/ADV 2 x non illuminated aluminium wall signs
<u>Development Management</u> Status: PCO Date:	Application:23/2308/DD07 Details pursuant to Condition U0178868 Thames Water Condition of planning permission 23/2308/VRC.
<u>Development Management</u> Status: PCO Date:	Application:23/2308/DD08 Details pursuant to Condition U0178860 - Contaminated Land of application 23/2308/VRC

<b>Application Number</b>	<b>23/2308/DD07</b>
<b>Address</b>	<b>80 George Street And 2 4 6 8 And 12 Paved Court, Richmond</b>
<b>Proposal</b>	<b>Details pursuant to Condition U0178868 Thames Water Condition of planning permission 23/2308/VRC.</b>
<b>Contact Officer</b>	<b>Jack Davies</b>
<b>Target Determination Date</b>	<b>19/08/2024</b>

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

This application relates to the former House of Fraser building in Richmond and associated units in Paved Court. The site lies within Richmond Town Centre and within an area designated as Key Shop Frontage. Whilst the main building has no heritage designations, units within Paved Court are either Building of Townscape Merit (BTM) or Grade II Listed. The site is also partly within the Richmond Green and Central Richmond Conservation Areas and there are numerous off-site listed buildings and BTMs in the vicinity that are affected by this development (notably the Grade II\* Listed Old Palace Terrace and the various Grade II listed buildings which line the south east side of Richmond Green).

The host site at 80 George Street And 2 4 6 8 And 12 Paved Court, Richmond, is subject to recently approved development (Council ref: 22/2333/FUL) for:

- 80 George Street - Erection of additional storey at fourth floor (with associated roof terrace) and plant room above; 2nd floor rear extension; replacement of roof to the adjacent existing single storey extension at rear; terraces to rear; infill of light well adjacent to Golden Court; extension at basement level, including installation of swimming pool; and associated plant. External alteration works to include: removal of canopy to 80 George Street; alterations to shopfronts at ground floor level of Golden Court, King Street, and George Street frontages; alterations to fenestration throughout; together with other works incidental to the development. – Approved 23/12/2022

As well as 23/2308/VRC for:

- Variation of condition U0146403 (Approved Drawings), U0146424 (Terrace Screening), U0146426 (Roof Terrace Furniture) and U0146421 (Ecology Enhancements) of planning permission ref 22/2333/FUL and removal of condition U0162732 (Plant room) of non-material amendment ref 22/2333/NMA in order to provide Class E floorspace at fifth floor, add an external terrace at fifth floor, make elevational changes and associated amendments including increasing the roof parapet height, alterations to the Lift overrun, PV, cycle spaces and green roof, and amend details of ecological enhancements.

This request for compliance with conditions relates to conditions **U0178868 Thames Water Condition** as shown below.

### **U0178868 Thames Water Condition**

*The development shall not be occupied until confirmation has been provided that either:*

- 1. all water, surface water and wastewater network upgrades required to accommodate the additional flows from the development have been completed; or*
- 2. a housing and infrastructure phasing plan has been agreed with Thames Water to allow the development to be occupied. Where a housing and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.*

*REASON: The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development. The development may lead to flooding and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional flows anticipated from the new development. The development may lead to sewage flooding and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional flows anticipated from the new development. Any necessary reinforcement works will be necessary in order to avoid sewer flooding and/or potential pollution incidents.*

## 2. EXPLANATION OF OFFICER RECOMMENDATION

The applicant has submitted a letter from Taylor Project Services LLP in order to meet the requirements of the condition. Thames Water were consulted and raised no objection, recommending the condition for discharge.

**3. RECOMMENDATION**

Upon full assessment of the submitted material supporting the application, taking into account all material considerations, it is considered the requirements of Condition **U0178868 Thames Water Condition**, of application ref: 23/2308/VRC have been met.

**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): DAV

Dated: 18/07/2024

**I agree the recommendation:**



Principal Planner  
Dated: 18/07/2024