

Application reference: 24/1724/DEMPN HAMPTON WARD

Date application received	Date made valid	Target report date	8 Week date
04.07.2024	04.07.2024	01.08.2024	01.08.2024

Site:

74 Oldfield Road, Hampton.

Proposal:

Demolition of building.

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

APPLICANT NAME

SHURGARD UK LTD 6 A C Court
High Street
Thames Dilton
KT7 0SR

AGENT NAME

Will Foster
51-52 St John's Square
London
EC1V 4JL
United Kingdom

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

Consultations:

Internal/External:

Consultee

LBRUT Transport
LBRUT Environmental Health
LBRUT Environmental Health Air Quality
LBRUT Environmental Health Contaminated Land
LBRuT Trees Preservation Officer (North)
LBRuT Ecology

Expiry Date

29.07.2024
29.07.2024
29.07.2024
29.07.2024
29.07.2024
29.07.2024

Neighbours:

87 Oldfield Road, Hampton, TW12 2HP, - 15.07.2024
63 Oldfield Road, Hampton, TW12 2HP, - 15.07.2024
97 Oldfield Road, Hampton, TW12 2HP, - 15.07.2024
95 Oldfield Road, Hampton, TW12 2HP, - 15.07.2024
103 Oldfield Road, Hampton, TW12 2HP, - 15.07.2024
101 Oldfield Road, Hampton, TW12 2HP, - 15.07.2024
99 Oldfield Road, Hampton, TW12 2HP, - 15.07.2024
93 Oldfield Road, Hampton, TW12 2HP, - 15.07.2024
91 Oldfield Road, Hampton, TW12 2HP, - 15.07.2024
89 Oldfield Road, Hampton, TW12 2HP, - 15.07.2024
69D Oldfield Road, Hampton, TW12 2HP, - 15.07.2024
69C Oldfield Road, Hampton, TW12 2HP, - 15.07.2024
69B Oldfield Road, Hampton, TW12 2HP, - 15.07.2024
69A Oldfield Road, Hampton, TW12 2HP, - 15.07.2024
63A Oldfield Road, Hampton, TW12 2HP, - 15.07.2024
105 Oldfield Road, Hampton, TW12 2HP, - 15.07.2024
107 Oldfield Road, Hampton, TW12 2HP, - 15.07.2024
109 Oldfield Road, Hampton, TW12 2HP, - 15.07.2024
Suite F, 74 Oldfield Road, Hampton, TW12 2HR, - 15.07.2024
Suite D First Floor, 74 Oldfield Road, Hampton, TW12 2HR, - 15.07.2024
Suite A First Floor, 74 Oldfield Road, Hampton, TW12 2HR, - 15.07.2024

Ground Floor,74 Oldfield Road,Hampton,TW12 2HR, - 15.07.2024
 Suite C First Floor,74 Oldfield Road,Hampton,TW12 2HR, - 15.07.2024
 Suite B First Floor,74 Oldfield Road,Hampton,TW12 2HR, - 15.07.2024
 Flat 11,Ryedale Court,78 Oldfield Road,Hampton,TW12 2HS, - 15.07.2024
 Flat 9,Ryedale Court,78 Oldfield Road,Hampton,TW12 2HS, - 15.07.2024
 Flat 7,Ryedale Court,78 Oldfield Road,Hampton,TW12 2HS, - 15.07.2024
 Flat 5,Ryedale Court,78 Oldfield Road,Hampton,TW12 2HS, - 15.07.2024
 Flat 3,Ryedale Court,78 Oldfield Road,Hampton,TW12 2HS, - 15.07.2024
 Flat 1,Ryedale Court,78 Oldfield Road,Hampton,TW12 2HS, - 15.07.2024
 Flat 12,Ryedale Court,78 Oldfield Road,Hampton,TW12 2HS, - 15.07.2024
 Flat 10,Ryedale Court,78 Oldfield Road,Hampton,TW12 2HS, - 15.07.2024
 Flat 8,Ryedale Court,78 Oldfield Road,Hampton,TW12 2HS, - 15.07.2024
 Flat 6,Ryedale Court,78 Oldfield Road,Hampton,TW12 2HS, - 15.07.2024
 Flat 4,Ryedale Court,78 Oldfield Road,Hampton,TW12 2HS, - 15.07.2024
 Flat 2,Ryedale Court,78 Oldfield Road,Hampton,TW12 2HS, - 15.07.2024
 Linden Hall Community Centre,Linden Road,Hampton,TW12 2JG, - 15.07.2024
 Field House,72 Oldfield Road,Hampton,TW12 2HQ, - 15.07.2024
 Suite E,74 Oldfield Road,Hampton,TW12 2HR, - 15.07.2024

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

Development Management

Status: GTD Application:81/0411
 Date:08/11/1982 Development for light industrial purposes comprising 1265.15 sq.metres (13,619 sq.ft.) of industrial floorspace with additional ancillary offices on two storeys and provision of 34 car parking spaces and 2 lorry parking spaces. (Amended drawings received 3/11/81 and 25/3/82).

Development Management

Status: GTD Application:83/1041/DD02
 Date:31/07/1984 Development for light industrial purposes comprising a total of 1,591.94 sq.m. (17,130 sq ft) of industrial floorspace, including ancillary offices on two storeys and provision of 39 car parking spaces and two lorry parking spaces. (Detailed Drawings - condition (e) - Barrier at vehicle access). Condition No. (e) of planning permission 83/1041 dated 17.10.83.

Development Management

Status: GTD Application:83/1041/DD01
 Date:11/05/1984 Development for light industrial purposes, comprising a total of 1,591.94 sq. m. (17,136 sq ft) of industrial floorspace, including ancillary offices on two storeys and provision of 39 car parking spaces and two lorry parking spaces. (Detailed Drawings - Condition 3 - External materials). Condition No. 3 of planning permission 83/1041 dated 17.10.83.

Development Management

Status: GTD Application:04/2344/COU
 Date:14/10/2004 Removal of condition (a) on application 83/1041 to allow first floor offices to be used for purpose not ancillary to principal use of building

Development Management

Status: GTD Application:06/0925/FUL
 Date:05/06/2006 Erection of steel railing fence on top of existing brickwork wall and manual gates to match those along front boundary

Development Management

Status: PCO Application:24/0865/FUL
 Date: Demolition of existing building and redevelopment of site to provide a two-storey self-storage facility (Use Class B8) and business centre (Use Class E (g)(i)) with an additional floor at basement level. Associated car and cycle parking, and landscaping.

Development Management

Status: PDE Application:24/1724/DEMPN
 Date: Demolition of building.

Building Control

Deposit Date: 25.02.1997 Internal alterations

Reference: 97/0268/FP

Building Control

Deposit Date: 01.03.2006 Office fit out

Reference: 06/0423/IN

Building Control

Deposit Date: 31.07.2024

Reference: 24/0918/IN

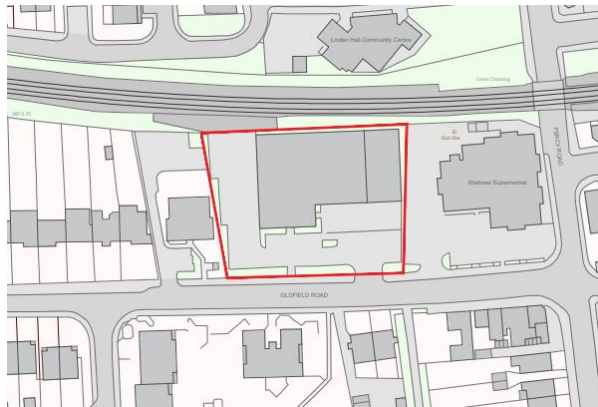
Application Number	24/1724/DEMPN
Address	74 Oldfield Road Hampton
Proposal	Demolition of building.
Contact Officer	Alice Murphy
Determination Date	02/08/2024

Proposal and site description

The application seeks to demolish the building at no.74 Oldfield Road.

The site is located on the north side of Oldfield Road, and to the south of the railway line. The Site comprises of a two-storey building divided into seven commercial/office units, and associated car park. The site is approximately 0.31ha.

The submitted cover letter specifies the current use as part warehouse distributor and supplier, and office use.



The application site is subject to the following planning constraints:

Item Found	More Information
Area Susceptible To Groundwater Flood - Environment Agency	Superficial Deposits Flooding - >= 50% <75% - SSA Pool ID: 395
Article 4 Direction Basements	Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018
Article 4 Direction Class E (Town Centre) to Class C3 (Residential)	Modified Article 4 Direction Class E (Town Centre) to Class C3 (Residential). Came into effect 29 July 2022.
Community Infrastructure Levy Band	Low
Industrial Land / Business Park	Oldfield Road, Hampton / Oldfield Road, Hampton / Ref: / Status: Adpoted / Adpoted
Land Use Past Industrial	goods shed (railway land) Start: 1915 End: 1950
Network Rail Safeguarding Zone	Network Rail asset, or within 10 metre of - Tenure: Freehold Ownership - Requirement to consult NR about sites within 10 metres of a railway line
Surface Water Flooding (Area Less Susceptible to) - Environment Agency	
Take Away Management Zone	Take Away Management Zone
Village	Hampton Village
Village Character Area	Oldfield Road - Area 9 Hampton Village Planning Guidance Page 35 CHARAREA09/09/01
Ward	Hampton Ward

Relevant Planning History

The comprehensive list of planning history can be found above however the most relevant planning history is as follows:

- **81/0411** – Development for light industrial purposes comprising 1,265.15 sq.metres (13,619 sq.ft.) of industrial floorspace with additional ancillary offices on two storeys and provision of 34 car parking spaces and 2 lorry parking spaces. (Amended drawings received 3/11/81 and 25/3/82) – **Granted**

08/11/1982.

- **83/1041** – Development for light industrial purposes, comprising a total of 1,591.94 sq.m. (17,136 sq.ft.) of industrial floorspace, including ancillary offices on two storeys and provision of 39 car parking spaces and two lorry parking spaces – **Approved 17/10/1983.**
- **04/2344/COU** – Removal of condition (a) on application 83/1041 to allow first floor offices to be used for a purpose not ancillary to the principal use of building – **Approved 14/10/2004.**
- **06/0925/FUL** – Erection of steel railing fence on top of existing brickwork wall and manual gates to match those along front boundary – **Approved 01/06/2006.**
- **24/0865/FUL** - Demolition of existing building and redevelopment of site to provide a two-storey self-storage facility (Use Class B8) and business centre (Use Class E (g)(i)) with an additional floor at basement level. Associated car and cycle parking, and landscaping. **Pending consideration.**

Representations and consultation:

Public consultation

The list of neighbors notified of this application are listed above. A Site Notice was also provided, as detailed below.

No representations were received.

Internal consultee comments

LBRUT Transport Officer – insufficient information provided within the CMS in regard to the safe management of construction traffic and the protection of pedestrians and vulnerable highway users. Given the proximity to the Waitrose and local shops, pedestrian footfall is high. In addition, parking suspensions and TRO's may be required to ensure there is sufficient turning capability for vehicles entering and exiting the site.

LBRUT Ecology Officer – applicant will need to complete a biodiversity net gain statement (available on the Council's website), as well as a preliminary bat roosting assessment.

LBRUT Arboricultural Officer – Insufficient tree protection contrary to LBRuT LP16. No information has been provided relating to the works which will affect the trees on and around the site. An Arboricultural impact assessment and method statement for these works to ensure that they are carried out without damage to trees on the site.

Environmental Health (Contaminated Land) – no objection raised.

Environmental Health (Air quality) - There are 3 schools in the near vicinity – St Mary's Primary (Oldfield Rd), Hampton Junior School (Percy Rd, nr level crossing) and Hampton Infants (Ripley Rd, off Percy Rd), there is also a large nursery school nearby, a food store next door (Waitrose) and residents opposite and next door on West side. From an AQ perspective, this means we have a large number of vulnerable receptors close by, with large footfall 8:00 – 9:00 and 15:00 – 16:00 term time, so timings of HGV's/ large construction vehicles will need to be conditioned and restricted during these hours during the demolition/construction phase but also during the operational phase both on grounds of air quality and safety. The demolition includes the breaking down of concrete façade panels on the boundary, 24/1724/Dempn Introduction, p5 "to dismantle the storage facility down to and including the slab level" removal of concrete slabs and concrete crushing on site. No mention of concrete was made in the AQA and no crushing of concrete on site. This is of concern and can give rise to significant dust if not properly controlled. The demolition Plan appears to advise of the total, not partial, demolition of existing buildings. This is not what was proposed and mitigated for in the original AQA.

The above comments are further discussed in the section below.

Professional comments:

The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 11 - Heritage and Demolition, Class B - Demolition of Building

B. Permitted Development: Any building operation consisting of the demolition of a building.

B.1 Development is not permitted by Class B if -		
a	the building has been rendered unsafe or otherwise uninhabitable by the action or inaction of any person having an interest in the land on which the building stands and it is practicable to secure safety or health	Complies.

	by works of repair or works for affording temporary support;	
b	the demolition is “relevant demolition” for the purposes of section 196D of the Act (demolition of an unlisted etc building in a conservation area)	Complies. The site is not located within a conservation area.
c	the building is used, or was last used, for a purpose falling within— (i) article 3(6)(p) (drinking establishments etc.) of the Use Classes Order; or (ii) article 3(6)(q) (drinking establishments with expanded food provision) of that Order;].	Complies The use of the site is a warehouse distributor and supplier, and office use.
d	the building is used, or was last used, for the purpose of— (i) a concert hall; (ii) a venue for live music performance; or (iii) a theatre; or	Complies As above.
e	the demolition relates to a statue, memorial or monument (“a commemorative structure”) in place for a period of at least 10 years on the date of any proposed demolition, other than a commemorative structure— (i) that is a listed building; (ii) that is a scheduled monument; (iii) within a cemetery, on consecrated land, or within the curtilage of a place of public worship; (iv) within the grounds of a museum or art gallery; or (v) within the curtilage of a dwellinghouse]	Complies.

B.2 Development is permitted by Class B subject to the following conditions -

a	where demolition is urgently necessary in the interests of safety or health and the measures immediately necessary in such interests are the demolition of the building the developer must, as soon as reasonably practicable, give the local planning authority a written justification of the demolition.	Not applicable.
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b where the demolition does not fall within paragraph (a) and is not excluded demolition		
i	the developer must, before beginning the development, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the method of demolition and any proposed restoration of the site;	Not excluded by a above, as per this application.
ii	an application described in paragraph (b)(i) must be accompanied by a written description of the proposed development, a statement that a notice has been posted in accordance with paragraph (b)(iv) and any fee required to be paid;	Does not comply. Details below.
iv	subject to paragraph (b)(v), the applicant must display a site notice by site display on or near the land on which the building to be demolished is sited and must leave the notice in place for not less than 21 days in the period of 28 days beginning with the date on which the application was submitted to the local planning authority; “site notice” means a notice containing— a) the name of the applicant, b) a description, including the address, of the building or buildings which it is proposed to be demolished, c) a statement that the applicant has applied to the local planning authority for a determination as to whether the prior	Complies. A notice under article 13 has been received, and the applicant has provided photographic evidence that a site notice containing the relevant information has been erected on or nearby the site for no less than 21 days in the period of 28 days beginning with the date of this application. The application was received on 4 th July 2024, and validated on 15 th July. Evidence of the notice was provided on the 15 th July 2024.

	<p>approval of the authority will be required as to the method of demolition and any proposed restoration of the site,</p> <p>d) the date on which the applicant proposes to carry out the demolition, and</p> <p>e) the name and address of the local planning authority, and which is signed and dated by or on behalf of the applicant;</p>	
v	<p>where the site notice is, without any fault or intention of the applicant, removed, obscured or defaced before the period of 21 days referred to in paragraph (b)(iv) has elapsed, the applicant is treated as having complied with the requirements of that paragraph if the applicant has taken reasonable steps for protection of the notice and, if need be, its replacement;</p>	Not applicable.
vii	<p>the development must not begin before the occurrence of one of the following—</p> <p>the receipt by the applicant from the local planning authority of a written notice of their determination that such prior approval is not required.</p> <p>where the local planning authority give the applicant notice within 28 days following the date of receiving the application of their determination that such prior approval is required, the giving of such approval; or</p> <p>the expiry of 28 days following the date on which the application was received by the local planning authority without the local planning authority making any determination as to whether such approval is required or notifying the applicant of their determination.</p>	<p>Not Applicable.</p> <p>Prior approval required and refused.</p>
viii	<p>the development must, except to the extent that the local planning authority otherwise agree in writing, be carried out—</p> <p>(aa) where prior approval is required, in accordance with the details approved;</p> <p>(bb) where prior approval is not required, in accordance with the details submitted with the application;</p>	<p>Not Applicable.</p> <p>Prior approval required and refused.</p>
ix	<p>the development must be carried out—</p> <p>where approval has been given by the local planning authority, within a period of 5 years from the date on which approval was given</p> <p>in any other case, within a period of 5 years from the date on which the local planning authority were given the information referred to in paragraph (b)(ii); and</p>	<p>Not Applicable.</p> <p>Prior approval required and refused.</p>

Full consideration has been given to the Demolition Method Statement and Risk Assessment, prepared by Embassy Demolition, and the scheme is deemed unacceptable. The following concerns are raised:

Transport:

- Given the nature of the site, insufficient information is provided within the CMS in regard to the safe management of construction traffic and the protection of pedestrians and vulnerable highway users. Given the proximity to the Waitrose and local shops, pedestrian footfall is high. In addition, parking suspensions and TRO's may be required to ensure there is sufficient turning capability for vehicles entering and exiting the site.
- In order to demonstrate the demolition would not have an unacceptable impact on the public highway and neighbours, the applicant must submit a detailed CMP, using the LBRuT pro-forma document, available here

https://www.richmond.gov.uk/media/22165/construction_management_plan_guidance_notes.pdf

This should demonstrate how the works are to be carried out, including but not limited to: The number, type and dimensions of vehicles that will be required, routing, methods of spoil removal and any concrete supply, protection for other highway users and vulnerable pedestrians, the position of vehicles, skips, etc. Site setup drawings at a minimum scale of 1:200 are required showing the site in context of the surroundings.

- The applicant should be advised to examine the CMP submitted with Ref: 20/1841/DD02 / LBRUT Transport / 20 Carlisle Road, Hampton, TW12 2UL in order to gain an idea of the level of detail required.
- The document should be submitted separately to the existing CMS and the following items are required CMP, Site setup drawings, Swept Path Analysis drawings, Pedestrian management setup drawings - this should show the position of Traffic & Pedestrian Marshals, and NV&D Statement - in accordance with the requirements of the following:
 - Health & Safety at Work etc. Act 1974 as amended
 - BS 5228-1:2009+A1:2014, Code of Practice for Noise and Vibration Control on Construction & Open Sites; as well as for dust control: COSHH 2002 (as amended 2020)
 - The London Plan 2021 Policy SI-1-D
 - HSE Construction Information Sheet CIS36"
 - Mayor of London's "THE CONTROL OF DUST AND EMISSIONS DURING CONSTRUCTION AND DEMOLITION SUPPLEMENTARY PLANNING GUIDANCE"
 - The Non-Road Mobile Machinery (Type-Approval and Emission of Gaseous and Particulate Pollutants) Regulations 2018
 - Mayor of London's NRMM Practical Guide April 2022

Ecology:

- Absence of a Preliminary Ecological Assessment (and specifically a bat roost assessment and any impacts to badgers) to determine impact and any mitigation.
- Absence of biodiversity net gain statement.

Trees:

- Insufficient tree protection contrary to LBRuT LP16. No information has been provided relating to the works which will affect the trees on and around the site. An Arboricultural impact assessment and method statement for these works to ensure that they are carried out without damage to trees on the site.

Environmental health – air quality

- The main concerns for EH relating to demolition/construction were number and timings of deliveries so close to 3 local Primary schools, designajtion of a holding bay away from local roads and control of dust. See attached. This Demolition plan omits all. This will need to be specified/conditioned before the demolition and construction phases commence.
- **Restricted hours for construction vehicles – 8:00 – 9:00, 15:00 – 16:00.** There are 3 schools in the near vicinity – St Mary's Primary (Oldfield Rd), Hampton Junior School (Percy Rd, nr level crossing) and Hampton Infants (Ripley Rd, off Percy Rd), there is also a large nursery school nearby, a food store next door (Waitrose) and residents opposite and next door on West side. From an AQ perspective, this means we have a large number of vulnerable receptors close by, with large footfall 8:00 – 9:00 and 15:00 – 16:00 term time, so timings of HGV's/ large construction vehicles will need to be conditioned and restricted during these hours during the demolition/construction phase but also during the operational phase both on grounds of air quality and safety. Also Hampton Juniors use the sports field in Oldfield Road, so care must be taken by the site manager/banksmen to facilitate many children walking on that side of the road several afternoons a week.
- **Designation of holding bay** - No vehicles to be permitted to wait or load on neighbouring residential roads. No engine idling. Wheel wash facilities are to be provided at the site exit; to prevent track out of dirt on the local road network.
- **PM monitoring** - The demolition includes the breaking down of concrete façade panels on the boundary, 24/1724/Dempn Introduction, p5 "to dismantle the storage facility down to and including the slab level" removal of concrete slabs and concrete crushing on site. No mention of concrete was made in the AQA and also no crushing of concrete on site. This is of concern and can give rise to significant dust if not properly controlled. The demolition Plan appears to advise of the total, not partial, demolition of existing buildings. This is not what was proposed and mitigated for in the original AQA, which states '5.4 Proposals include the partial demolition of buildings with an estimate total building volume of between 12,000 and 75,000m³. The dust emission magnitude associated with demolition activities is therefore considered to be 'medium'.
- Such work may result in the emission of silica dust to the air which can be as dangerous as asbestos if breathed in, especially for vulnerable receptors - people with heart or lung conditions such as children with asthma or people with COPD. This dust will be fine (5-10ug/m³) and can be very fine (

1-2.5 ug/m3); this is so fine it is invisible to the human eye. As advised above, this site is located close to several schools which use the sports field in Oldfield Road, so many children will walk past the entrance and exercise in playing fields on Oldfield Rd several afternoons a week.

- EH will therefore require PM monitoring be set up on the site boundary, prior to commencement of works, including demolition.
- All dust and air quality complaints, including any exceptional incident, must be recorded, the cause(s) identified and appropriate measures taken to reduce emissions in a timely manner, including stopping work to abate the nuisance if necessary. All actions/measures taken must be recorded in a log. The log must be made available to the local authority when asked. Daily on-site and off-site inspection of dust must be monitored, where receptors are nearby. This should include regular dust soiling checks of surfaces such as street furniture, cars and windowsills within 100m of Site boundary, with cleaning to be provided if necessary.

Recommendation: Prior approval is **REQUIRED and REFUSED.**

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:02/08/2024....

I agree the recommendation:

Team Leader/Head of Development Management/Principal Planner - EL

Dated: 05/08/2024.....

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:RDA.....

Dated:05/08/2024.....

REASONS:
CONDITIONS:

INFORMATIVES:
UDP POLICIES:
OTHER POLICIES:

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

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

INFORMATIVES

U0093414	Decision Drawings
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