

PD15280/SS/TJ

Planning Service  
London Borough of Richmond upon Thames  
Civic Centre  
44 York Street  
Twickenham  
TW1 3BZ

Planning Portal Reference: PP-13010865

31 July 2024

**TOWN AND COUNTRY PLANING ACT 1990  
SECTION 73 APPLICATION TO PLANNING PERMISSION REF: 19/2822/FUL  
FORMER HAMPTON POLICE STATION, 68 STATION ROAD, HAMPTON, TW12 2AX**

Dear Sir / Madam,

On behalf of our client, Hampton Care Limited (“the Client”), we hereby enclose a Section 73 (S73) application (“the Application”) for Full Planning Permission for the proposed re-development of the Former Hampton Police Station, 68 Station Road, Hampton, TW12 2AX (hereafter referred to as “the Site”).

**PROPOSED DEVELOPMENT**

The Application seeks planning permission for the following development:

*“Variation of conditions 2 (approved drawings/documents), 19 (Green Roof and Solar Panels), 39 (Wildflower Green Roof), 40 (obscure glazing), 41 (balcony screen), of planning permission 19/2822/FUL dated 12 May 2023 for “Retention and refurbishment of the former police station building with part demolition of rear wings and ancillary buildings, and the construction of a three storey side and rear extension and basement to form a registered care home comprising 22 care suites and 66 care bed units, with shared facilities, car and cycle parking, landscaping and ancillary works (as amended by LPA Ref. 24/1512/NMA)”.*

**APPLICATION PROCEDURE**

To assist with the determination of the Application, a suite of technical documents have been prepared and are submitted alongside this Application:

- Site Location Plan prepared by Carless + Adams;
- Application Form prepared by Montagu Evans;
- Covering Letter prepared by Montagu Evans;
- Approved Drawings prepared by Carless + Adams;
  - Lower Ground Floor Layout drawing number 11045 PL 011 Rev F;
  - Ground Floor Layout drawing number 11045 PL 012 Rev K;
  - First Floor Layout drawing number 11045 PL 013 Rev E;

- LLB Demolition Retention Lower Ground Floor Level drawing number 11045 PL 901 Rev P4;
- Proposed Detail Section drawing number 11045 PL 050 Rev A;
- Proposed Elevations Sheet 1 11045 PL 020 Rev J;
- Proposed Elevations Sheet 2 drawing number 11045 PL 021 Rev G;
- Proposed Elevations Sheet 3 drawing number 11045 PL 022 Rev B;
- Proposed Elevations Sheet 4 drawing number 11045 PL 023 Rev J;
- Proposed Elevations Sheet 5 drawing number 11045 PL 024 Rev B;
- Proposed Site Plan drawing number 11045 PL 010 Rev F;
- Proposed Roof Plan drawing number 11045 PL 016 Rev B;
- Proposed Second Floor Layout drawing number 11045 PL 014 Rev F;
- Site Block Plan drawing number 11045 PL 028 Rev D;
- Site Plan with ground floor plan drawing number 11045 PL 029 Rev C;
- Proposed Drawings prepared by Carless + Adams;
  - Site Plan drawing number 1028 PL 010 Rev G;
  - Basement Floor Plan drawing number 1028 PL 011 Rev G;
  - Ground Floor Plan drawing number 1028 PL 012 Rev L;
  - First Floor Plan drawing number 1028 PL 013 Rev F;
  - Second Floor Plan drawing number 1028 PL 014 Rev G;
  - Roof Plan drawing number 1028 PL 016 Rev C;
  - Proposed Elevations Sheet 1 drawing number 1028 PL 020 Rev K;
  - Proposed Elevations Sheet 2 drawing number 1028 PL 021 Rev H;
  - Proposed Elevations Sheet 3 drawing number 1028 PL 022 Rev C;
  - Proposed Elevations Sheet 4 drawing number 1028 PL 023 Rev K;
  - Proposed Elevations Sheet 5 drawing number 1028 PL 024 Rev C;
  - Site Block Plan drawing number 1028 PL 028 Rev E;
  - Site Plan with Ground Floor Plan drawing number 1028 PL 029 Rev D;
  - Outbuilding Details drawing number 1028 PL 030 Rev D;
  - Proposed Detailed Section drawing number 1028 PL 050 Rev B;
  - Proposed Demolition Plan drawing number 1028 PL 904 Rev P5;
  - Proposed Demolition Plan drawing number 1028 PL 905 Rev P1;
- Drawing Issue Sheet prepared by Carless + Adams;
- Schedule of Application Drawings prepared by Carless + Adams;
- Design and Access Statement prepared by Carless + Adams;
- Planning Statement prepared by Montagu Evans;
- Transport Assessment (addendum) prepared by Paul Mew Associates;
- Heritage Statement Addendum prepared by the Built Heritage Consultancy;
- Daylight and Sunlight Assessment (addendum) prepared by Hodkinsons;
- Structural Statement (addendum) prepared by Scott White and Hookins;
- Sustainable Construction Checklist and Energy statement (to meet new Part L);
- Viability Assessment (addendum) prepared by Meedhurst;
- Flood Risk Assessment and Drainage Strategy prepared by Scott White and Hookins;

- CIL Form prepared by Montagu Evans;
- Fire Strategy (addendum) prepared by Surety Fire Solutions; and
- Operational Management Plan (addendum) prepared by Cinnamon Care Collection.

## CLOSING

The Application has been submitted via the Planning Portal (ref. PP-13010865). The Application fee has been calculated in accordance with the Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) (England) 2012 (as amended). The fee amounting to £363 (inclusive of £70 Planning Portal service charge and VAT) has been paid to the Planning Portal.

We would be grateful if the Planning Service at the Borough of Richmond upon Thames could confirm that our application is complete and look forward to receiving confirmation of validation shortly. Should you require any further information, do not hesitate to contact Tiahna Joshi (07500 987 814 / [tiahna.joshi@montagu-evans.co.uk](mailto:tiahna.joshi@montagu-evans.co.uk)) or Sam Stackhouse (07826 947 254/ [sam.stackhouse@montagu-evans.co.uk](mailto:sam.stackhouse@montagu-evans.co.uk)) for any further information you may require at this stage.

Yours faithfully,

*Montagu Evans*

**MONTAGU EVANS LLP**