

Application reference: 22/3052/DD02
NORTH RICHMOND WARD

Date application received	Date made valid	Target report date	8 Week date
19.08.2024	19.08.2024	14.10.2024	14.10.2024

Site:

London House, 243 - 253 Lower Mortlake Road, Richmond,

Proposal:

Details pursuant to condition DV29F - Potentially Contaminated Sites - Phase 2 Environmental Investigation of planning permission 22/3052/FUL.

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

APPLICANT NAME

Silver Bells Administration
243-253 London House
Lower Mortlake Road
Richmond
TW9 2LL
United Kingdom

AGENT NAME

Ms Kathryn Waldron
5 Rayleigh Road
Shenfield
Brentwood
CM13 1AB
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

04.09.2024

Neighbours:

41 Raleigh Road, Richmond, TW9 2DU -

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

Development Management

Status: REF Application:92/1293/FUL
Date:08/02/1993 Change Of Use Of Office Unit On Ground Floor To Car Hire Office.

Development Management

Status: WNA Application:04/3455/ADV
Date:07/04/2014 Erection of a 1 x 48 sheet free-standing internally illuminated advertisement hoarding.

Development Management

Status: GTD Application:05/3752/FUL
Date:21/04/2006 Create mini cab booking office. No cars calling at the office.

Development Management

Status: GTD Application:15/3294/ADV
Date:10/09/2015 Replacement of existing single sided internally-illuminated backlit 48 sheet advertising unit with single new internally-illuminated digital LED 48 sheet advertising unit.

Development Management

Status: ARPR Application:20/3611/GPH02
Date:22/02/2021 (Application type corrected) - Construction of two storey extension increasing height of the existing building to 13.3m to create 10 residential units with associated cycle and refuse stores.

Development Management

Status: GTD

Date: 24/10/2023

Application: 22/3052/FUL

Extension, refurbishment and landscaping to existing Class E office building including a single storey rear extension, stair core extensions, and second floor roof extension with second floor rear terrace.

Development Management

Status: GTD

Date: 22/05/2024

Application: 22/3052/DD01

Partial discharge of details pursuant to condition DV29F - Potentially Contaminated Sites (Part 1a), of planning permission 22/3052/FUL

Development Management

Status: PCO

Date:

Application: 22/3052/DD02

Details pursuant to condition DV29F - Potentially Contaminated Sites - Phase 2 Environmental Investigation of planning permission 22/3052/FUL.

Development Management

Status: PCO

Date:

Application: 22/3052/DD03

Details pursuant to condition U0167444 Submitted Arboricultural Details

Development Management

Status: PCO

Date:

Application: 22/3052/DD04

Details in pursuant of condition U0167443 (Construction Ecological Management Plan) of planning permission 22/3052/FUL

Appeal

Validation Date: 09.12.2020

Reference: 20/0309/AP/ENF

Appeal against

Building Control

Deposit Date: 28.08.2014

Reference: 14/FEN02554/FENSA

Install replacement window(s) in a dwelling

Enforcement

Opened Date: 21.05.2003

Reference: 03/00190/EN

Enforcement Enquiry

Enforcement

Opened Date: 22.03.2004

Reference: 04/00108/EN

Enforcement Enquiry

Enforcement

Opened Date: 12.02.1996

Reference: 96/00079/EN

Enforcement Enquiry

Enforcement

Opened Date: 27.08.2004

Reference: 04/0382/EN/ADV

Enforcement Enquiry

Enforcement

Opened Date: 05.07.2018

Reference: 93/00011/EN

Enforcement Enquiry

Enforcement

Opened Date: 27.01.2020

Reference: 20/0032/EN/EOP

Enforcement Enquiry

Enforcement

Opened Date: 15.06.2021

Reference: 21/0236/EN/EOP

Enforcement Enquiry

Enforcement

Opened Date: 09.02.2022

Reference: 22/0037/EN/USN

Enforcement Enquiry

Enforcement

Opened Date: 16.11.2022

Reference: 22/0546/EN/USN

Enforcement Enquiry

Enforcement

Opened Date: 07.08.2024

Reference: 24/0394/EN/BCN

Enforcement Enquiry

Application Number	22/3052/DD02
Address	London House 243 - 253 Lower Mortlake Road Richmond
Proposal	Details pursuant to condition DV29F - Potentially Contaminated Sites - Phase 2 Environmental Investigation of planning permission 22/3052/FUL.
Contact Officer	Roberta Henriques
Target Determination Date	14 th October 2024

1. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

Planning permission 22/3052/FUL granted permission for ‘*Extension, refurbishment and landscaping to existing Class E office building including a single storey rear extension, stair core extensions, and second floor roof extension with second floor rear terrace*’.

This application seeks to discharge condition DV29F (Potentially Contaminated Sites)

The comprehensive list of planning history can be found above.

2. CONSULTEES

LBRUT Environmental Health Contaminated Land – The investigation is acceptable. We await a remediation method statement.

3. EXPLANATION OF OFFICER RECOMMENDATION

The sections below outlines each condition and assessment on whether the application is adequate in content and detail to discharge the condition. The condition is detailed as follows:

Condition DV29F Potentially Contaminated Sites

1. *No development shall take place until:*

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 geo-environmental 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.

Council's Contaminated Land Officer has reviewed the report and has confirmed the site investigation required under point 1(b) is acceptable.

Part 2 of the condition needs to be satisfied before the building is occupied. This condition may therefore be **part discharged**.

4. RECOMMENDATION

Upon full assessment of the submitted material supporting the application, taking into account all material considerations, it is considered the requirements of Condition DV29F (Potentially Contaminated Sites) of planning permission 22/3052/FUL have been met **in part**.

Approve discharge

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):RHE.....

Dated:16/09/2024.....

I agree the recommendation:

Senior Planner

VAA

Dated:

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
