

**Application reference: 23/3371/DD01**  
**SOUTH RICHMOND WARD**

Date application received	Date made valid	Target report date	8 Week date
17.09.2024	17.09.2024	12.11.2024	12.11.2024

**Site:**

Westminster House, Kew Road, Richmond,

**Proposal:**

Details pursuant to conditions U0182937 - Sound Insulation Windows, U0182938 - Sound Insulation Internal, and U0182941 - Mechanical Plant of planning permission 23/3371/FUL.

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

**APPLICANT NAME**

C/O Firstplan Ltd  
Broadwall House  
21 Broadwall  
SE1 9PL

**AGENT NAME**

Mr Tim Williams  
Broadwall House  
21 Broadwall  
London  
SE1 9PL

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

**Consultations:**

**Internal/External:**

**Consultee**

LBRuT Non-Commercial Environmental Health Noise Issues

**Expiry Date**

02.10.2024

**Neighbours:**

-

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

Development Management

Status: GTD Application:68/0982  
Date:08/08/1968 Use of ground floor as offices.

Development Management

Status: GTD Application:68/2483  
Date:06/02/1969 Alterations to shop front.

Development Management

Status: GTD Application:70/1381  
Date:24/09/1970 Continuation of use of ground floor only for office purposes.

Development Management

Status: GTD Application:12/3175/FUL  
Date:11/12/2012 Replacement of existing office entrance.

Development Management

Status: GTD Application:13/1533/FUL  
Date:28/06/2013 The rendering and painting of upper levels

Development Management

Status: GTD Application:13/1534/FUL  
Date:28/06/2013 Ground floor level treatment comprising the repairing and making good of the existing stone at the office entrance and a new render over existing brickwork at north-east elevation

Development Management

Status: GTD  
Date: 28/06/2013  
Application: 13/1535/ADV  
One new vertical logo with individually cut lettering reading 'Westminster House' on south west elevation; One new vertical logo with individually cut lettering reading 'Westminster House' on north east elevation; One replacement logo at ground floor level on front elevation; and One new dibond panel with printed vinyl logo, detail and background on the south west elevation.

Development Management

Status: GTD  
Date: 30/09/2013  
Application: 13/1534/DD01  
Details pursuant to condition u61220 - finish of north east elevation

Development Management

Status: GTD  
Date: 30/09/2013  
Application: 13/1533/DD01  
Details pursuant to condition U61277 - colour render/paint

Development Management

Status: GTD  
Date: 03/02/2016  
Application: 15/5230/FUL  
A part-one/part-two storey roof extension providing 578sqm (GIA) of additional Class B1(a) office floorspace, external terraces and associated works.

Development Management

Status: GTD  
Date: 11/06/2024  
Application: 23/3371/FUL  
Creation of two additional levels of Class C3 accommodation comprising 7 no. units, conversion and excavation of the existing Class E basement and part conversion of existing floorspace at basement, ground, first, second, and third floor levels to provide internal access and ancillary residential floorspace with external alterations and associated development.

Development Management

Status: REF  
Date: 19/09/2024  
Application: 24/1777/ADV  
Display of temporary scaffold shroud with illuminated static advertisement inset measuring 8.9m (Height) x 7.5m (Width) for a period of 12 months on the south facing elevation of Westminster House, Kew Road, Richmond TW9 2ND.

Development Management

Status: PDE  
Date:  
Application: 23/3371/DD01  
Details pursuant to conditions U0182937 - Sound Insulation Windows, U0182938 - Sound Insulation Internal, and U0182941 - Mechanical Plant of planning permission 23/3371/FUL.

Development Management

Status: PCO  
Date:  
Application: 23/3371/DD02  
Details pursuant to condition U0182945 Delivery and Servicing Plan of permission 23/3371/FUL

Appeal

Validation Date: 22.12.2005  
Reference: 06/0001/AP/REF  
Erection of a fourth floor extension for B1 office use.  
**Appeal Allowed**

Building Control

Deposit Date: 09.06.2019  
Reference: 19/FEN01991/GASAFE  
Install a gas-fired boiler

<b>Application Number</b>	<b>23/3371/DD01</b>
<b>Address</b>	<b>Westminster House, Kew Road, Richmond</b>
<b>Proposal</b>	<b>Details pursuant to conditions U0182937 - Sound Insulation Windows, U0182938 - Sound Insulation Internal, and U0182941 - Mechanical Plant of planning permission 23/3371/FUL.</b>
<b>Contact Officer</b>	<b>Kerry McLaughlin</b>

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

The application site comprises a 1950's four-storey mixed use building with basement level. The building occupies a prominent position along Kew Road and is directly adjacent to the Richmond Railway and Underground Station (locally listed as a Building of Townscape Merit). The station car park sits to the rear of the building and the commercial Thames Link House is located to the north-east from the Westminster House. The site is highly accessible with PTAL score of 6b.

The locality is characterised by a mix of commercial and retail uses and a range of building heights and styles ranging from 2.5 storeys to 5 storeys.

The site is subject to the following planning constraints:

Area Susceptible to Groundwater Flood - Environment Agency	Superficial Deposits Flooding - >= 75% - SSA Pool ID: 146
Article 4 Direction B1 to C3	Restricting B1 To C3 - Richmond 30/11/14 / Ref: ART4/CJ/007 / Effective from: 30/11/2014
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.
Brownfield Land Register	Richmond Station and above track, The Quadrant - Ref: RBR/17/0036 - -
Conservation Area	CA17 Central Richmond
Critical Drainage Area - Environment Agency	Richmond Town Centre and Mortlake [Richmond] / Ref: Group8_004 /
Increased Potential Elevated Groundwater	GLA Drain London
Key Office Area	Richmond / Richmond exemption area, as applied for / Status: Key Office Area / Area: 158725.7
Land Use Past Industrial	Start: 2003 End: 2004
London Underground Rail Safeguard Zone	London Underground to be consulted on any planning application within this area. Contact: Information Manager, LU Infrastructure Protection, 3rd Floor Albany House, 55 Broadway, London, SW1H 0BD Tel: 020 7918 0016 Email: locationenquiries@tube.tfl.gov.uk
Main Centre Boundary	Richmond
Main Centre Buffer Zone	Richmond Town Centre Boundary Buffer Zone - A residential development or a mixed use scheme within this 400 metre buffer area identified within the Plan does not have to apply the Sequential Test (for Flood Risk) as set out in Local Plan policy LP21.
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
Risk of Flooding from Surface Water 1 in 1000 chance - Environment Agency	RoFSW Extent 1 In 1000 year chance - SSA Pool ID: 46580
Secondary Shop Frontage	1-8 WESTMINSTER HOUSE RICHMOND
Site Allocation	Richmond Station / Richmond Station, Kew Road, Richmond, TW9 2NA / Ref: SA 19 / Area: 19565.2 / Included: INCLUDED / Floodzone: Zone 1
Surface Water Flooding (Area Less Susceptible to) - Environment Agency	
Surface Water Flooding (Area More Susceptible to) - Environment Agency	

Surface Water Flooding (Area Susceptible to) - Environment Agency	
Throughflow Catchment Area (Throughflow and Groundwater Policy Zone)	Adopted: October 2020 , Contact: Local Plan Team
Village	Richmond and Richmond Hill Village
Village Character Area	Central Richmond - Area 15 & Conservation Area 17 Richmond & Richmond Hill Village Planning Guidance Page 56 CHARAREA06/15/01
Ward	South Richmond Ward

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

23/3371/FUL - Creation of two additional levels of Class C3 accommodation comprising 7no.units, conversion and excavation of the existing Class E basement and part conversion of existing floorspace at basement, ground, first, second, and third floor levels to provide internal access and ancillary residential floorspace with external alterations and associated development. - Application Granted

## 2. EXPLANATION OF OFFICER RECOMMENDATION

The relevant conditions state:

### **U0182937 - Sound Insulation Windows**

**Façade sound insulation shall be of a standard to achieve noise levels within bedrooms and living rooms of the residential dwellings as recommended in the acoustic submission prepared by Hann Tucker Associates ref. 31059/NIA/Rev3 and dated 15th December 2023.**

**Details of the final glazing fabrication and acoustic specifications shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of relevant works and shall be installed prior to occupation of the relevant part of the development and be so maintained.**

**REASON: To protect the amenity of future occupiers and of residents of nearby properties.**

### **U0182938 - Sound Insulation Internal**

**Full particulars and details of a scheme for sound insulation between existing Use Class E floorspace and proposed residential units above hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to superstructure works commencing on site.**

**The sound insulation shall be carried out strictly with the details so approved, shall be implemented prior to first occupation of the residential units to which they relate, shall be maintained thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority.**

**REASON: To protect the amenity of future occupiers and of residents of nearby properties.**

### **U0182941 - Mechanical Plant**

**Before any mechanical plant is used at the premises, a scheme shall be submitted to and approved in writing by the local planning authority which demonstrates that the following noise criteria can be complied with. The plant shall not be installed or operated other than in accordance with the approved details.**

**The cumulative measured or calculated rating level of noise emitted from all mechanical plant and services to which the application refers, shall be 5dB(A) below the existing background noise level, at all times that the mechanical plant and services operates.**

**The measured or calculated noise levels shall be determined at the boundary of the nearest ground floor noise sensitive premises or 1 metre from the façade of the nearest first floor (or higher) noise sensitive premises, and in accordance to the latest British Standard 4142.**

**An alternative position for assessment/measurement may be used to allow ease of access, which must be shown on a map and noise propagation calculations detailed to show how the design criteria is achieved.**

**The plant shall be supported on adequate proprietary anti-vibration mounts as necessary to prevent the structural transmission of vibration and regenerated noise within adjacent or adjoining premises,**

and these shall be so maintained thereafter.

**REASON: To protect the amenity of future occupiers and of residents of nearby properties.**

The following have been submitted:

- Cover Letter
- Project technical memorandum, ref: HT: 31059/PTM4-R2 for the mechanical plant
- Project technical memorandum, ref: HT: HT: 31059/PTM1 for the internal sound insulation
- Project technical memorandum, ref: HT: 31059/PTM3-R1 for the windows sound insulation

*Mechanical Plant*

Project technical memorandum, ref: HT: 31059/PTM4-R2 for the mechanical plant provides information on, but not limited to; environmental noise survey, source and receiver locations, plant noise emission criteria and plant noise impact assessment. The report demonstrates and concludes that the proposed plant items are capable of achieving the LPA’s plant noise emission criteria at nearest noise sensitive windows.

*Sound Insulation Internal*

Project technical memorandum, ref: HT: HT: 31059/PTM1 for the internal sound insulation provides information on, but not limited to; relevant standards & guidelines, sound insulation criteria and review of separating construction. The report concludes that “Based on the estimated laboratory airborne sound insulation performance of 58dB  $R_w + C_{tr}$ , in conjunction with typical reduction in airborne sound insulation performance expected between laboratory and in-situ, the proposed separating floor construction should be capable of achieving the airborne sound insulation criterion set out in Section 3.0 (figure below) subject to suitable detailing to control flanking transmission and good workmanship.”

Figure

Description	Airborne Sound Insulation $D_{nT,w} + C_{tr}$ dB (Minimum Values)
Separating Floors <i>Commercial to Residential</i>	48

*Sound Insulation Windows*

Project technical memorandum, ref: HT: 31059/PTM3-R1 for the windows sound insulation provides information on, but not limited to; internal noise criteria, environmental noise surveys and proposed building envelope overview. The report advises that “From the results of the assessment, the minimum acoustic performance specifications are recommended in the tables below. These are intended for planning use only, and detailed design stage octave band acoustic specifications will need to be developed for tender and reviewed by acoustic consultant.

Glazing/Cladding

Façade/Zone	Example Configuration (glass / airspace / glass)	Minimum Sound Reduction Index (dB) at Octave Band Centre Frequency (Hz)						Overall (dB) $R_w + C_{tr}$ (Guidance only)
		125	250	500	1k	2k	4k	
Front Facing Facades	12.8mm Acoustic Laminate / 20mm / 16.8 Acoustic Laminate	33	40	43	46	50	56	43
Rear Facing Facades	12.8mm A / 16mm / 16.8mm A	27	36	41	49	54	60	39

...it is critical for glazing suppliers to demonstrate compliance with the performances detailed above rather than simply offering a generic glazing configuration. In all cases, it is essential that the system is tested in accordance with BS EN ISO 10140-2 and that the quoted minimum sound reduction specifications are met by the system as a whole

Where structural glass or non-vision spandrel panels are proposed, they should provide a sound reduction performance at least equal to that required of the walls to maintain the acoustic integrity of the building envelope.

Where external doors are proposed, they should provide a sound reduction performance at least equal to that required of the glass maintain the acoustic integrity of the building envelope.”

The submitted information has been reviewed by the council’s Principal Environmental Health Officer - Noise, who has confirmed that the details provided are satisfactory and recommends that the conditions be discharged.

### 3. RECOMMENDATION

Upon full assessment of the submitted material supporting the application, taking into account all material considerations, it is considered the requirements of conditions U0182937 - Sound Insulation Windows, U0182938 - Sound Insulation Internal, and U0182941 - Mechanical Plant of application ref: 23/3371/FUL have been met.

## Discharge Conditions

### 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): KM

Dated: 26/09/2024

### I agree the recommendation:

Senior Planner

VAA

Dated: 27/09/2024