

## Application reference: 23/3371/DD02 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 condition U0182945 Delivery and Servicing Plan of 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 Transport

**Expiry Date**

02.10.2024

**Neighbours:**

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**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 Application:13/1535/ADV

Date:28/06/2013 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.

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Development Management

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

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Development Management

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

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Development Management

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

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Development Management

Status: GTD Application:23/3371/FUL  
Date:11/06/2024 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.

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Development Management

Status: REF Application:24/1777/ADV  
Date:19/09/2024 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.

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Development Management

Status: GTD Application:23/3371/DD01  
Date:27/09/2024 Details pursuant to conditions U0182937 - Sound Insulation Windows, U0182938 - Sound Insulation Internal, and U0182941 - Mechanical Plant of planning permission 23/3371/FUL.

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Development Management

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

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Appeal

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

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Building Control

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

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<b>Application Number</b>	<b>23/3371/DD02</b>
<b>Address</b>	<b>Westminster House, Kew Road, Richmond</b>
<b>Proposal</b>	<b>Details pursuant to condition U0182945 Delivery and Servicing Plan of 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:

**U0182945 - Delivery and Servicing Plan**

**Prior to the occupation of residential development and the Use Class E floorspace in the basement hereby approved, a delivery and servicing management plan shall be submitted to and agreed in writing by the Local Planning Authority. The development shall not be implemented other than in accordance with the approved details unless otherwise previously agreed in writing by the Local Planning Authority.**

**REASON: To ensure a safe and convenient form of development with limited impact on local roads and to safeguard the amenities of nearby occupiers and the area generally.**

The following have been submitted:

- Cover Letter
- Delivery and Servicing Plan

The submitted information has been reviewed by the council’s Principal Transport Planner, who has confirmed that the details provided are satisfactory and recommends that the conditions be discharged.

The submitted documentation sets out an acceptable methodology for the safe management of delivery and servicing vehicles.

**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 U0182945 - Delivery and Servicing Plan 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: 03/10/2024

**I agree the recommendation:**

Senior Planner

VAA

Dated: 03.10.24