



LONDON BOROUGH OF
RICHMOND UPON THAMES

ENVIRONMENT DIRECTORATE

PLANNING REPORT

Printed for officer by

Application reference: 18/3950/DD37
NORTH RICHMOND WARD

Date application received	Date made valid	Target report date	8 Week date
30.08.2024	30.08.2024	25.10.2024	25.10.2024

Site:

Royal Hospital, Kew Foot Road, Richmond, TW9 2TE

Proposal:

Details pursuant to condition DV29F Potentially Contaminated Sites [Parts 2a and b(i)(ii)(iii)] of planning permission 18/3950/FUL.

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

APPLICANT NAME

UKI Richmond
Seymour Mews House
London
United Kingdom

AGENT NAME

Falconer Chester Hall
12 Temple Street
Liverpool
L2 5RH
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

18.09.2024

Neighbours:

-

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

Development Management

Status: REF

Date:19/09/2001

Application:01/1538

Internal Alterations To Create Two Offices And One Meeting Room.

Development Management

Status: PDE

Date:17/06/1991

Application:91/0528/C84

Demolition Of Ex Outpatient Dept, Ex Kitchen & Physiotherapy Depts & Ex Ward Block With Theatre. Creation Of Access Road & Pavement Crossing.

Development Management

Status: GTD Date:03/03/1994	Application:93/1811/FUL Demolitions And Extensions/additions.
<u>Development Management</u> Status: Date:08/03/1994	Application:93/1812/LBC Alterations To Enable Incorporation Into Proposed Day Hospital, Includes Demolition Of Later Additions And Forming New Openings.
<u>Development Management</u> Status: GTD Date:22/09/1994	Application:94/1761/FUL Demolitions And Extensions/additions With Evelyn Road Wing
<u>Development Management</u> Status: GTD Date:22/09/1994	Application:94/1762/LBC Alterations To Enable Incorporation Into Proposed Day Hospital. Includes Demolition Of Later Additions And Forming New Openings.
<u>Development Management</u> Status: GTD Date:20/10/1987	Application:87/1068 Renewal of permission granted in December 1986 for the use of part of ground floor and whole of 1st and 2nd floors of Shaftesbury Road Wing of the Richmond Royal Hospital as accommodation for homeless people.
<u>Development Management</u> Status: GTD Date:09/09/2004	Application:04/2610/LBC Proposed erection of blue, ceramic, commemorative plaque to external wall.
<u>Development Management</u> Status: PDE Date:	Application:07/T0330/TCA T1 - Hornbeam (Carpinus spp.) - Crown lift to 2.5 metres. T2 - Birch (Betula spp.) - Reduce laterals over pavement by 1.5 metres. T4 - Cherry (Prunus spp.) - Cut back from building to give 1.5 metres clearance. T5 - Cherry (Prunus spp.) - Fell to ground level. T6 - Magnolia spp. - Crown lift to clear building by 1 metre. T7 - Cherry (Prunus spp.) - Cut back from lamp column to give at least 1 metres clearance. T8 - Apple (Malus spp.) x 2 - Fell to ground level. T9 - Mulberry (Morus spp.) - Remove limb towards building and tidy stumps T10 - Robinia pseudoacacia - Reduce overall size of crown by approximately 20% Crown lift to 5 metres.
<u>Development Management</u> Status: GTD Date:18/09/2017	Application:17/2850/FUL Alteration of existing car park, including removal of soft landscaping and hard landscaping and new tarmac surfacing, to form new parking bay layout.
<u>Development Management</u> Status: GTD Date:06/02/2020	Application:18/3950/DD05 Details pursuant to condition DV42 (details of foundations) of planning permission 18/3950/FUL.
<u>Development Management</u> Status: GTD Date:18/12/2019	Application:18/3950/DD06 Details pursuant to condition NS17 (Sustainable Drainage System) of planning permission 18/3950/FUL.
<u>Development Management</u> Status: GTD	Application:18/3950/DD07

Date:06/02/2020	Details pursuant to condition NS07 (Engineering Method Statement) of planning permission 18/3950/FUL Engineering Method Statement for the Protection and Support of the existing building at Richmond Royal hospital, prepared by Walsh.
<u>Development Management</u> Status: GTD Date:08/11/2019	Application:18/3950/DD08 Details pursuant to condition DV29F (Potentially Contaminated Sites) of planning permission 18/3950/FUL.
<u>Development Management</u> Status: GTD Date:27/11/2019	Application:19/2992/ADV 4 advert panels (1 x wall mounted and 3 x free standing/mounted on two aluminium poles)
<u>Development Management</u> Status: GTD Date:28/11/2019	Application:19/3005/LBC Listed Building Consent for the temporary installation of four panel advertisements, associated with the future redevelopment of the Site, at Richmond Royal Hospital
<u>Development Management</u> Status: GTD Date:10/12/2019	Application:18/3950/DD12 Details pursuant to condition - NS29 - Arboricultural Method Statement of 18/3950/FUL
<u>Development Management</u> Status: GTD Date:10/12/2019	Application:18/3950/DD13 Details pursuant to condition NS30 - Tree Planting Scheme of planning permission 18/3950/FUL.
<u>Development Management</u> Status: GTD Date:18/03/2020	Application:18/3950/DD14 Details pursuant to condition NS31 - Hard and Soft Landscaping - of 18/3950/FUL
<u>Development Management</u> Status: GTD Date:10/01/2020	Application:18/3950/DD15 Details pursuant to condition NS32 - Ecological Enhancements - of planning permission 18/3950/FUL
<u>Development Management</u> Status: GTD Date:20/03/2020	Application:18/3950/DD18 Details pursuant to condition BD13A of planning permission 18/3950/FUL
<u>Development Management</u> Status: GTD Date:20/03/2020	Application:18/3950/DD17 Details pursuant to condition NS01 - specified details - of planning application 18/3950/FUL.
<u>Development Management</u> Status: GTD Date:06/03/2020	Application:18/3950/DD16 Details pursuant to condition NS02 (Cross Section Details) of planning permission 18/3950/FUL.
<u>Development Management</u> Status: GTD Date:09/06/2020	Application:18/3950/DD19 Details pursuant to condition NS08 - Construction Method Statement and Construction Logistics Plan, of planning permission 18/3950/FUL.
<u>Development Management</u> Status: GTD	Application:18/3950/DD20

Date:01/04/2020	Details pursuant to condition NS27 (Noise and vibration construction method) of planning permission 18/3950/FUL
<u>Development Management</u> Status: GTD Date:01/04/2020	Application:18/3950/DD21 Details pursuant to condition NS28 - dust management plan - of planning permission 18/3950/FUL.
<u>Development Management</u> Status: GTD Date:17/03/2020	Application:18/3950/DD22 Details pursuant to condition NS35 - reinstatement of crossover - of planning permission 18/3950/FUL.
<u>Development Management</u> Status: GTD Date:03/02/2020	Application:18/3950/DD23 Details pursuant to part 1.Cii of condition DV29F (contamination) of planning permission 18/3950/FUL.
<u>Development Management</u> Status: GTD Date:06/03/2020	Application:18/3950/NMA Non-material amendment to planning application 18/3950/FUL to allow for various design changes including to fenestration, balustrades, increase to parapet height (310mm) on Evelyn Road elevation, new rooflights, materials, ventilation louvres and positioning of plant enclosure.
<u>Development Management</u> Status: GTD Date:09/06/2020	Application:20/0711/VRC Variation of Condition Number U065631 (DV48 - Approved Drawings) of Listed Building Consent 18/3951/LBC to allow for alterations to openings and replacement windows on the lower ground floor of the listed building on Kew Foot Road
<u>Development Management</u> Status: WDN Date:06/10/2021	Application:21/3029/VRC Application Reference Number: 18/3950/FUL - Date of Decision: 15/07/2019 - Condition Number(s): NS08Conditions(s) Removal: The condition is required to be changed due to the nature of the original application where no contractor had been selected at that time. The original CMS should be replaced by the more recent and comprehensive documents developed by the contractor Henrys Construction.
<u>Development Management</u> Status: GTD Date:20/12/2022	Application:18/3950/DD28 Details pursuant to condition U0065604 - NS13: Car park management plan (residential), of planning permission 18/3950/FUL.
<u>Development Management</u> Status: GTD Date:03/06/2024	Application:18/3950/DD32 Details pursuant to condition PK06A - cycle parking of planning permission 18/3950/FUL
<u>Development Management</u> Status: PCO Date:	Application:18/3950/DD33 Details pursuant to condition U0065624 NS33: External Illumination of planning permission 18/3950/FUL.
<u>Development Management</u> Status: GTD Date:23/08/2024	Application:18/3950/DD34 Details pursuant to condition DV28 - external illumination of planning permission 18/3950/FUL.

Development Management

Status: GTD

Date: 01/07/2024

Application: 18/3950/DD35

Details pursuant to condition U0065629 NS38: Balcony / Roof Terraces of planning permission 18/3950/FUL.

Development Management

Status: PCO

Date:

Application: 18/3950/DD36

Details in pursuant of condition DV18A - (Refuse arrangements) of planning permission 18/3950/FUL

Development Management

Status: PCO

Date:

Application: 18/3950/DD37

Details pursuant to condition DV29F Potentially Contaminated Sites [Parts 2a and b(i)(ii)(iii)] - Validation Report of planning permission 18/3950/FUL.

Development Management

Status: PCO

Date:

Application: 18/3950/DD38

Details pursuant to condition NS22 (part b) - Acoustic Technical Note from RBA acoustics for approval/discharge of all remaining parts

Development Management

Status: REC

Date:

Application: 24/2428/DD00

We submit herewith an Acoustic Technical Note from RBA acoustics for approval/discharge of all remaining parts to condition NS25 [namely part c]

Building Control

Deposit Date: 24.08.1993

Reference: 93/0929/FP

Second floor internal refurbishment & external maintenance

Building Control

Deposit Date: 19.01.1996

Reference: 94/1571/3/FP

Major refurbishment to provide day hospital accommodation.

Building Control

Deposit Date: 10.09.2012

Reference: 12/1662/FP

Internal alterations to partition layout at ground and basement level (E Block)

Building Control

Deposit Date: 05.03.2021

Reference: 21/0381/IN

Refurbishment of existing hospital building into 71 x flats. The work excludes any gas work subject to the Gas Safety (Installation and Use) Regulations 1998 and electrical work notifiable under the Building Regulation 12(6A) (now known as 42 and 43 Kew Foot Road Richmond TW9 2SS; Flats 1-54 Rossdale Court 44 Kew Foot Road Richmond TW9 2AF; Flats 1-14 Darsie House 1 Arne Lane Richmond TW9 2BF; 2 Arne Lane Richmond TW9 2BF and Medical Centre 24 Evelyn Road Richmond TW9 2TF)

Enforcement

Opened Date: 11.05.2023

Reference: 23/0217/EN/BCN

Enforcement Enquiry

Recommendation:

The determination of this application falls within the scope of Officer delegated powers - YES

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): EMC Dated: 27.09.24

I agree the recommendation:

Team Leader Lucy Thatcher

Dated: 7 October 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:

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

Application Number	18/3950/DD37
Address	Royal Hospital Kew Foot Road Richmond TW9 2TE
Proposal	Details pursuant to condition DV29F Potentially Contaminated Sites [Parts 2a and b(i)(ii)(iii)] of planning permission 18/3950/FUL.
Contact Officer	Emer Costello
Target Determination Date	25/10/2024

1. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The Proposal

DV29F Potentially Contaminated Sites

1. No development shall take place until:

a) 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 geoenvironmental 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.

Planning permission 18/3950/FUL

(1) Conversion of the existing health facilities (use class D1) to a mixed-use development providing 71 no. residential apartments (use class C3) and 500 sqm of D1 (Health) floorspace. (2) Restoration, alteration, extensions and demolition (mainly of later additions) to the existing buildings, new build and provision of a lower ground floor basement (car parking, plant and servicing) and associated landscaping. (3) Listed building consent for the refurbishment and restoration of Shaftesbury House (Grade II listed), conversion of existing health facilities (use class D1) to residential apartments (use class C3) and all ancillary and associated works. Granted Permission 15/07/2019

Key Planning History

Please see the cover sheet above for full planning history.

18/3951/LBC (1) Conversion of the existing health facilities (use class D1) to a mixed-use development providing 71 no. residential apartments (use class C3) and 500 sqm of D1 (Health) floorspace. (2) Restoration, alteration, extensions and demolition (mainly of later additions) to the existing buildings, new build and provision of a lower ground floor basement (car parking, plant and servicing) and associated landscaping. (3) Listed building consent for the refurbishment and restoration of Shaftesbury House (Grade II listed), conversion of existing health facilities (use class D1) to residential apartments (use class C3) and all ancillary and associated works. Granted Permission 15/07/2019

NMAs

18/3950/NMA3 Non material amendment to planning application 18/3950/FUL to allow internal alterations to the layout of an approved residential unit (UG08) located on the upper ground floor to change from a 2 bedroom dwelling to a 1 bedroom dwelling. Granted Permission 12/05/2020

18/3950/NMA2 Non material amendment to planning application 18/3950/FUL to allow for alterations to openings and replacement windows on the lower ground floor of the listed building on Kew Foot Road. Granted Permission 08/06/202

18/3950/NMA1 Non material amendment to planning application 18/3950/FUL to allow for inclusion of smoke extract riser to Evelyn Road elevation. Granted Permission 17/03/2020

Previous land contamination DDs on 18/3950/FUL.

18/3950/DD23 Details pursuant to part 1.Cii of condition DV29F (contamination) of planning permission 18/3950/FUL. Granted Permission 03/02/2020

U0040684 Applicant Informative

The applicant is advised that parts 1a, 1b and 1c ONLY of condition DV29F have been discharged. As such, and as per the terms of this condition, the development cannot be occupied until this condition has been discharged in full by the Local Planning Authority.

18/3950/DD08Details pursuant to condition DV29F (Potentially Contaminated Sites) of planning permission 18/3950/FUL. Granted Permission 08/11/2019

U0038610 Applicant Informative

The applicant is advised that parts 1a, 1b and 1ci ONLY of condition DV29F have been discharged. As such, and as per the terms of this condition, no development shall take place until part 1cii of this condition has been discharged by the Local Planning Authority. Furthermore, prior to occupation of the development, condition DV29F would need to be discharged in full by the Local Planning Authority.

2. CONSULTATION

Internal Consultees	
LBRUT Contamination	The supplied information is acceptable. There is not further information outstanding. This condition may be discharged.

3.AMENDMENTS

None.

4. EXPLANATION OF OFFICER RECOMMENDATION

Committee Report

Contamination

Paragraph 192. The Council’s records indicate that the site and surrounding area has been subject to former potentially contaminative land uses. A Ground Contamination Desk Study has been submitted and the Council’s Environmental Health Officer raises no objections subject to conditions.

Approved Reports:

Ground Contamination Desk Study – Arup 04.03.16 received

Committee Report Addendum

None

Committee Minutes

None

Supplied Information

Validation Report, Ian Farmer Associates dated August 2024 Contract Ref: 22240090

Officer Assessment

DV29F Potentially Contaminated Sites

- 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.

Parts 1 (a) (b) and (c) (i) and (ii) have been discharged via 18/3950/DD23 and 18/3950/DD08.

This condition seeks to discharged Part 2 (a), (b), (c) i and ii and iii.

<p>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.</p>	<p>Yes. The Remediation Method Statement dated 28 November 2019 ref: Ref. 2240090 by Ian Farmer Associates was agreed via 18/3950/DD23 on 03.02.2020. (RMS 2019)</p> <p>The remediation strategy was agreed in Validation Report, Ian Farmer Associates dated August 2024 Contract Ref: 22240090 (Validation Report) has been supplied for this application.</p> <p>Remediation works carried out on site are discussed Section 4 of the Validation Report. This section sets out the remediation works carried out on the site in line with the agreed remediation strategy Ref. 2240090.</p>
<p>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.</p>	<p>Not applicable. See section 4.2 of the validation report.</p>
<p>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</p>	<p>Yes. Validation Report, Ian Farmer Associates dated August 2024 Contract Ref: 22240090 (Validation Report) provides verification that the remediation works as agreed have been undertaken on site and reports on the findings.</p>
<p>i) details of the remediation works carried out</p>	<p>Yes. Section 4.1 provides a description of the remediation works carried out.</p>
<p>ii) results of verification sampling, testing and monitoring and</p>	<p>Yes. Details of verification, sampling and testing have been set out at: Appendix 2: Evacuated Soils Appendix 3: Topsoil Analysis Report</p>

	The monitoring set out in the RMS is at paragraph 11 which would be carried out via gas monitoring standpipes. The gas monitoring was carried out and discussed at section 2.2.3 of the verification report.
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.	Details of the excavated soils movement are provided in Appendix 2. The location and waste codes are provided for each movement of soil. This is considered satisfactory.

5. RECOMMENDATION

Upon full assessment of the submitted material supporting the application, it is considered the requirements of condition DV29F Potentially Contaminated Sites [Parts 2a and b(i)(ii)(iii)] have been met. This condition may be **DISCHARGED**.