

Application reference: 18/3950/DD38
NORTH RICHMOND WARD

Date application received	Date made valid	Target report date	8 Week date
06.09.2024	06.09.2024	01.11.2024	01.11.2024

Site:

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

Proposal:

Details pursuant to condition NS22 Noise Protection Residential (1) (Part b) of planning permission 18/3950/FUL.

Status: Pending Decision (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 Non-Commercial Environmental Health Noise Issues

Expiry Date

24.09.2024

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.

Development Management

Status:

Application:93/1812/LBC

Date:08/03/1994	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 Date:06/02/2020	Application:18/3950/DD07 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 Date:01/04/2020	Application:18/3950/DD20 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.
<u>Development Management</u> 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.
<u>Development Management</u> Status: PCO Date:	Application:18/3950/DD36 Details in pursuant of condition DV18A - (Refuse arrangements) of planning permission 18/3950/FUL
<u>Development Management</u> 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.
<u>Development Management</u> Status: PDE 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
<u>Development Management</u> 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 Second floor internal refurbishment & external maintenance
Reference: 93/0929/FP

Building Control

Deposit Date: 19.01.1996 Major refurbishment to provide day hospital accommodation.
Reference: 94/1571/3/FP

Building Control

Deposit Date: 10.09.2012 Internal alterations to partition layout at ground and basement level (E Block)
Reference: 12/1662/FP

Building Control

Deposit Date: 05.03.2021 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)
Reference: 21/0381/IN

Enforcement

Opened Date: 11.05.2023 Enforcement Enquiry
Reference: 23/0217/EN/BCN

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: 30.09.24.

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/DD38
Address	Royal Hospital Kew Foot Road Richmond TW9 2TE
Proposal	Details pursuant to condition NS22 Noise Protection - Residential (1) (Part b) 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

U0065613 NS22: Noise Protection - Residential (1)

Unless otherwise agreed in writing by the LPA, prior to the occupation of the residential dwellings hereby approved, an Acoustic Report shall be submitted to and approved in writing by the LPA, to include the following details:

a. Specification details for the building façade, glazing and ventilation elements of the residential development to demonstrate that they achieve the sound attenuation requirements detailed in section 5 of the acoustic report submitted by Hoare Lea reference 1010416 dated 17/08/2018. Where acoustically attenuated ventilation is required and there is evidence of adverse air quality impact to occupants, mechanical ventilation will be required. Where whole house ventilation is provided then acoustically treated inlets and outlets should ideally be located away from the façade(s) most exposed to noise (and any local sources of air pollution). The scheme shall thereafter be implemented and retained as approved.

b. A commissioning acoustic test and report to demonstrate that internal noise levels achieve those detailed within section 3 of the above report.

REASON: In order to safeguard the amenities of neighbouring residents.

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

18/3950/DD09 Details pursuant to condition NS22 - noise protection (part (a) ONLY) of planning permission 18/3950/FUL. Granted Permission 05/12/2019

- Acoustic Report, prepared by Hoare Lea Revision 01 dated 26 September 2019

U0039390 Applicant Informative

The applicant is advised that part (a) ONLY of condition U0065613 NS22 Noise Protection - Residential has been discharged. As such, and as per the terms of this condition, the development shall not be occupied until part (b) of this condition has been discharged by the Local Planning Authority.

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

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

Please see the cover sheet above for full planning history.

2. CONSULTATION

Internal Consultees	
LBRUT Environmental Health (Noise)	It is recommended that NS22 Noise Protection Residential (1) (Part b) is discharged.

3. AMENDMENTS

The description of development was changed for clarity from:
 Details pursuant to condition NS22 (Part b) - Acoustic Technical Note from RBA acoustics for approval/discharge of all remaining parts to:
 Details pursuant to condition NS22 Noise Protection (Residential) (1) (Part b) of planning permission 18/3950/FUL.

4. EXPLANATION OF OFFICER RECOMMENDATION

Committee Report

Paragraph 8 Objections

Amenity

- Increased noise and disturbance from external terraces, in particular to Evelyn Road wing
- Increased noise from health facility use
- Noise from car lift
- Increased noise, disturbance and dust and potential damage from demolition/construction process
- Construction operation hours should be restricted

Noise:

Paragraph 112. An Acoustics Report has been submitted. The applicant is proposing mechanical ventilation and heat recovery strategy as well as appropriately design façade (to the extensions/new build). Some exceedance of internal ambient noise levels are identified within the listed building. Whilst this is a drawback of the scheme, this has to be balanced against the need to preserve the significance of the listed building. On this basis, a marginal exceedance is considered acceptable.

113. Plant is proposed to be housed within the basement. The Acoustic Report acknowledges that detailed plant selections have not been made, however, recommends limits for external noise generation equipment. The Council's Environmental Health Officer raises no objections, subject to conditions.

114. Some external terraces are proposed fronting Kew Foot Road, Shaftesbury Road (utilising existing roof space) and terraces are also proposed serving the roof extensions to the North and South wings. With regard to the terrace proposed to the Shaftesbury Road roof extension (South Wing), this is approximately 15 sqm in area and the terraces to the Evelyn Road extension (North Wing) are approximately 20 sqm in size. It is not considered that they would result in undue levels of noise or disturbance due to their siting and proximity to neighbours.

Approved Noise Report 2018 18/3950/FUL:

- Hoare Lea (H) Richmond Royal Hospital Acoustics Report for Planning Rev 00 17 August 2018 (Noise Report 2018)

Internal Sound Levels at Section 3 Noise Report 2018:

Table 1 Local Authority guidance on internal sound levels

Situation	Location	Daytime 07:00 – 23:00 hrs	Nigh-time 23:00 – 07:00 hrs
Resting	Living room	35 dB $L_{Aeq,16hr}$	-
Dining	Dining room/area	40 dB $L_{Aeq,16hr}$	-
Sleeping (daytime resting)	Bedroom	35 dB $L_{Aeq,16hr}$	30 dB $L_{Aeq,8hr}$
Sleeping	Bedroom	-	45 dB L_{AFmax} (several times in any one hour*)

**The SPD states that noise from individual events should not normally exceed 45 dB L_{AFmax} more than 10 times a night in sensitive rooms.*

Committee Report Addendum

None

Committee Minutes

None

Summary

Internal noise levels should be within Section 3. Potential exceedances in the Listed Block.

Noise Report 2019 (Discharged under 18/3950/DD09)

- Acoustic Planning Condition Rev 01, 26 Sept 2019 Hoare Lea, received October, 2019

Noise Report 2024 (This DD Application)

- Acoustic Technical Note RBA Acoustics Reference: 13081.ATN02.COM.0 Rev 1 Received on 06 September 2024

Table 1 – Noise Break-In Criteria

Applicable Area	Time Period	Parameter	Criteria
Bedrooms	07:00 – 23:00	$L_{Aeq,16hr}$	≤ 35 dB
	23:00 – 07:00	$L_{Aeq,8hr}$ L_{AFmax}	≤ 30 dB ≤ 45 dB*
Living Rooms	07:00 – 23:00	$L_{Aeq,16hr}$	≤ 40 dB
	23:00 – 07:00	$L_{Aeq,8hr}$	-

* Typical maximum level – not more than 10No. times a night.

Table 2 – Measured Noise Break-In Levels

Position / Property	Time Period	External Ambient Levels (L_{Aeq})	Internal Levels		Worst-Case Criterion		Pass / Fail
			Ambient (L_{Aeq})	Maximum (L_{AFmax})	Ambient (L_{Aeq})	Maximum (L_{AFmax})	
1 – Flat UG14	07:00 – 23:00	59	32	–	≤ 40 dB*	–	Pass
	23:00 – 07:00	57	30	42	≤ 35 dB*	≤ 45dB	Pass
2 – Flat 102	07:00 – 23:00	64	35	–	≤ 35 dB	–	Pass
	23:00 – 07:00	55	27	41	≤ 30 dB	≤ 45dB	Pass
3 – Flat 116	07:00 – 23:00	60	32	–	≤ 35 dB	–	Pass
	23:00 – 07:00	56	26	41	≤ 30 dB	≤ 45dB	Pass

* Criteria for listed area of building. More stringent criteria detailed in Table 1 also achieved.

The Council’s Environmental Health (Noise) Officer has reviewed the results. The internal ambient levels are within the recommended internal sound levels as set out in Section 3 of the Noise Report (2018).

Officer Assessment

NS22 Noise Protection - Residential (1) (part b) - Acoustic Technical Note	
<p>Unless otherwise agreed in writing by the LPA, prior to the occupation of the residential dwellings hereby approved, an Acoustic Report shall be submitted to and approved in writing by the LPA, to include the following details:</p>	<p>Hoare Lea (H) Richmond Royal Hospital Acoustics Report for Planning Rev 00 17 August 2018 approved under 18/3950/FUL (Noise Report 2018)</p> <p>Acoustic Planning Condition Rev 01 dated 26 September 2019, Hoare Lea, received October,2019 discharged via 18/3950/DD09 (Noise Report 2019)</p> <p>and</p> <p>Acoustic Technical Note RBA Acoustics Reference: 13081.ATN02.COM.0 Rev 1 Received on 06 September 2024 (Noise Report 2024)</p>
<p>a. Specification details for the building façade, glazing and ventilation elements of the residential development to demonstrate that they achieve the sound attenuation requirements detailed in section 5 of the acoustic report submitted by Hoare Lea reference 1010416 dated 17/08/2018. Where acoustically attenuated ventilation is required and there is evidence of adverse air quality impact to occupants, mechanical ventilation will be required. Where whole house ventilation is provided then acoustically treated inlets and outlets should ideally be located away from the façade(s) most exposed to noise (and any local sources of air pollution). The scheme shall thereafter be implemented and retained as approved.</p>	<p>Discharged via the Noise Report 2019 via 18/3950/DD09.</p>

<p>b. A commissioning acoustic test and report to demonstrate that internal noise levels achieve those detailed within section 3 of the above report.</p>	<p>The Noise Report 2018 approved under 18/3950/FUL sets out the internal sound levels at Section 3. These are benchmarks for noise levels to be tested against. The internal noise levels (ambient) have been tested on site and are in line with these.</p>
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Environmental Health (Noise) have been consulted and recommend that this condition is discharged.

5. RECOMMENDATION

Upon full assessment of the submitted material supporting the application, it is considered the requirements of condition NS22 Noise Protection - Residential (1) (Part b) of planning permission 18/3950/FUL have been met. This condition may be **DISCHARGED**.