

Place Division / Development Management

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Henry Brown
The Planning Lab
Somerset House
South Wing
London
WC2R 1LA

Letter Printed 8 November 2024

FOR DECISION DATED
8 November 2024

Dear Sir/Madam

The Town and Country Planning Act 1990, (as amended)
Decision Notice

Application: 23/0410/DD02
Your ref: RBGK Learning Centre - contam...
Our ref: DC/VAA/23/0410/DD02/DD02
Applicant: c/o agent
Agent: Henry Brown

WHEREAS in pursuance of the Condition Number(s) detailed on the attached schedule and relating to the notice of planning permission numbered and dated for the development of land situated at:

Royal Botanic Gardens Kew Green Kew Richmond

for

Details in pursuant of conditions U0176315 (Potentially Contaminated Sites) (Parts 1(a) and 1(b)) and U0176319 (Archaeology) (Stage 1) of planning permission 23/0410/FUL.

NOW THEREFORE WE THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF RICHMOND UPON THAMES acting by the Council of the said Borough, the Local Planning Authority HEREBY GIVE YOU NOTICE the details summarised and listed on the attached schedule are hereby **APPROVED**.

Yours faithfully

A handwritten signature in black ink, appearing to read 'R. Aray'.

Robert Angus
Head of Development Management

SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 23/0410/DD02

APPLICANT NAME

c/o agent
c/o agent
c/o agent
c/o agent
WC2R 1LA

AGENT NAME

Henry Brown
Somerset House
South Wing
London
WC2R 1LA

SITE

Royal Botanic Gardens Kew Green Kew Richmond

PROPOSAL

Details in pursuant of conditions U0176315 (Potentially Contaminated Sites) (Parts 1(a) and 1(b)) and U0176319 (Archaeology) (Stage 1) of planning permission 23/0410/FUL.

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

INFORMATIVES

U0095607	DD informative ~
U0095609	Informative - GLASS
U0095608	Informative - Contaminated Land

DETAILED CONDITIONS AND INFORMATIVES

DETAILED CONDITIONS

DETAILED INFORMATIVES

U0095607 DD informative ~

The applicant is informed that for the avoidance of doubt the details approved by this notice are as follows:-

Cover Letter - The Planning Lab dated 18th September 2024
New Learning Centre - Archaeological Evaluation WSI by Compass Archaeology
Phase 1 and II Geo-Environmental Investigation Report by Pick Everard
MC/RHG/211149/17-2/R001 - Issue Number 01 (Parts 1, 2, 3 and 4)
(All Received 18/09/2024).

U0095609 Informative - GLASS

Historic England - GLAAS (Greater London Archaeological Advisory service) have advised that in respect of the discharge of U0176319 - Archaeology that the start date when known should be communicated to them directly. GLAAS will then arrange with you directly to conduct monitoring visits on behalf of the LPA.

The contact given is:

Joanna Taylor
Tel: 02079733521
e-mail: joanna.taylor@historicengland.org.uk

GLAAS advise that the archaeological condition will not be fully satisfied until all works are complete, including any post excavation / analysis leading to publication.

The Applicant is advised that if heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

- A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- B. Where appropriate, details of a programme for delivering related positive public benefits
- C. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

U0095608 Informative - Contaminated Land

The applicant is advised that condition U0176315 - Potentially Contaminated Sites is discharged in part.

Parts 1 (c) and part 2 as set out below remains outstanding.

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.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION
23/0410/DD02
