



THE ROYAL BOROUGH OF
KINGSTON
UPON THAMES

Head of Planning & Transport
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Our ref: 14/10290/OUT

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Dear Sir or Madam

TOWN AND COUNTRY PLANNING ACT, 1990 (AS AMENDED)

LOCATION: Tolworth Hospital Red Lion Road, Surbiton, Surrey, KT6 7QU

PROPOSAL: Demolition of 9530sqm of existing buildings. Retention of 6870sqm of existing floorspace. Erection of 12330 sqm of new buildings and structures for mental health facilities (C2/C2A use). Outline application to consider access only, which is proposed from Red Lion Rd with emergency access from Draycot Rd/Red Lion Rd.

Under the provisions of part III of the Act the Council hereby GRANTS PERMISSION for the development described above.

PERMIT subject to the Section 106 agreement and the following conditions:

- 1 The following matters shall be reserved for the approval of the Local Planning Authority in accordance with the provisions of Article 3 (1) of the Town and Country Planning (General Development Procedure) Order 1995 (or any Order revoking or re-enacting this Order):
 - (a) layout
 - (b) scale

(c) appearance

(d) landscaping

Reason: As the application is submitted in outline form only and in order that the Local Planning Authority may be satisfied as to the details of the proposal.

- 2 The first application for approval of the matters hereby reserved and referred to in Condition 1, and in accordance with the phasing programme referred to in Condition 3 must be made within three years from the date of this decision. The development to which the permission relates must begin not later than whichever is the later of the following dates:-
- i) The expiration of five years from the date of this decision; or
 - ii) The expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: In order to comply with Section 92 of the Town and Country Planning Act, 1990. (As amended)

- 3 No part of the development hereby permitted shall be implemented until a phasing programme for the approval of reserved matters has been submitted to and approved in writing by the local planning authority. Reserved matters shall be submitted to the local planning authority and approved in accordance with the approved phasing programme, no part of any phase shall commence until all reserved matters relating to that phase have been approved, and each phase shall be carried out in accordance with the approved reserved matters.”

Reason: In order that the Local Planning Authority may be satisfied as to the details of the proposal.

- 4 Prior to or concurrently with submission of the first of the reserved matters application, a Design Code shall be submitted to the local planning authority for approval. The Design Code shall be prepared in accordance with the principles and parameters established in this outline permission, including that the buildings shall not exceed a maximum height of 10.5m (2 storeys), and shall include both strategic and more detailed elements. Notwithstanding the details within the parameter plans, amendments and or further details will be required for: 1) Details of proposed buildings/ first floor garden/ secure boundaries in the north-western corner of the site to include sunlight/daylight considerations; 2) Extent of landscaping along the north-eastern boundary of the north-eastern car park and the extent of that car park; 3) Details of deck car park, including proximity to boundary, screening, materials and landscaping. The Design Code shall include details of building layout, design evolution, conservation, building uses, scale and massing, daylight and sunlight impacts, topography, character areas, design standards, sustainability, safety and security. No development shall commence until such time as the Design Code for the entire site has been approved in writing by the local planning authority.

Reason: To ensure an appropriate development and impact on the amenities of surrounding residential occupiers.

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

140815 Design and Access Statement	18/08/2014
140815 Tolworth Landscape Strategy	18/08/2014
A.1 Covering Letter	18/08/2014

A.10 Tolworth Hospital Transport Assessment_Final Issue	18/08/2014
A.11 Flood Risk Assessment	18/08/2014
A.13 Energy Strategy	18/08/2014
A.13 BREEAM Pre-Assessment Estimation	18/08/2014
A.15 - Arboricultural Method Statement	18/08/2014
A.16 - Arboricultural Impact Assessment Report	18/08/2014
A.16 Air Quality Assessment	18/08/2014
A.17 - Noise Impact Assessment	18/08/2014
A.18- Phase 1 Ecology Report	18/08/2014
A.19 Historic Environment Desk Based Assessment	18/08/2014
A.20 Geotechnical and Contamination Desk Study	18/08/2014
A.21 - Preliminary Site Waste Management Plan	18/08/2014
A.22 Construction Traffic Management Plan	18/08/2014
A.4 - Site Location Plan	18/08/2014
A.5 - TOL-PL01 - PARAMETER PLAN 1 Rev 1	18/08/2014
A.5 - TOL-PL02 - PARAMETER PLAN 2 Rev 1	18/08/2014
A.5 - TOL-PL03 - PARAMETER PLAN 3 Rev 3	04/11/2014
A.5 - TOL-PL04 - PARAMETER PLAN 4 Rev 3	04/11/2014
A.5 - TOL-PL05 - PARAMETER PLAN 5 Rev 3	04/11/2014
A.5 - TOL-PL06 - PARAMETER PLAN 6 Rev 3	04/11/2014
A.5 - TOL-PL07 - PARAMETER PLAN 7 Rev 3	04/11/2014
A.5 - TOL-PL08 - PARAMETER PLAN 8 Rev 3	04/11/2014
A.5 - TOL-PL09 - PARAMETER PLAN 9 Rev 4	04/11/2014
A.5 - TOL-PL10 - PARAMETER PLAN 10 Rev 3	04/11/2014
TOL-PL11 - ILLUSTRATIVE MASTERPLAN	18/08/2014
Tolworth Hospital Planning Statement (issue)	18/08/2014
Tolworth Hospital SCI with Annex 1	18/08/2014
Section 106 agreement	26/03/2015

Reason: For avoidance of doubt and in the interests of proper planning.

- 6 A Delivery and Service Management Plan shall be submitted to and approved in writing by the local planning authority before the development commences. The development shall be carried out in accordance with the approved details.
Reason: In order to safeguard the amenities of the surrounding residential occupiers and to safeguard highway safety and the free flow of traffic in accordance with Policies DM9 (Managing Vehicle Use for New Development) and Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.

- 7 The development hereby permitted shall not be commenced until details of secure cycle parking facilities for staff and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

Reason: To ensure the provision of satisfactory cycle storage facilities and in the interests of highway safety in accordance with Policy DM8 (Sustainable Transport for New Developments) of the LDF Core Strategy Adopted April 2012.

- 8 A Car Park Management Plan demonstrating how the use of the car park will be controlled and detailing the signage necessary within the site to direct pedestrians and vehicles shall be submitted to and approved in writing by the local planning authority before the development commences. The development shall be carried out in accordance with the approved details.

Reason: In order to safeguard the amenities of the surrounding residential occupiers and to safeguard highway safety and the free flow of traffic in accordance with Policies DM9 (Managing Vehicle Use for New Development) and Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.

- 9 Details of the car parking, servicing and manoeuvring areas shall be submitted to the local planning authority for approval prior to commencement of the relevant part of the development. The development shall only be carried out in accordance with the approved details. The respective areas shall be kept free from obstruction at all times, and shall not thereafter be used for any other purposes other than those approved.

Reason: To ensure that the proposed development does not prejudice the free flow of traffic or conditions of general safety on adjoining highways and that adequate parking servicing and manoeuvring provision is made in accordance with Policies DM9 (Managing Vehicle Use for New Development) and Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.

- 10 All plant and machinery shall be enclosed and soundproofed in accordance with a scheme which shall have been submitted to and approved in writing by the Local Planning Authority. Such sound insulation shall be provided before the plant and machinery is brought into use and thereafter permanently retained.

Reason: In order to secure a reduction in the noise emanating there from and in the interests of the residential amenities of the area in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.

- 11 Refuse storage facilities and recycling facilities shall be provided prior to the occupation of the relevant part of the development hereby permitted in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development, such facilities to be permanently retained at the site.

Reason: To ensure the provision of refuse facilities to the satisfaction of the Council in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.

- 12 No development shall take place until details of external lighting have been submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.
Reason 1: In order that the lighting shall not cause nuisance to nearby occupiers or be a source of danger to road users and to provide good visibility around the site in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.
- 13 A sample of the facing materials to be utilised in the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before any works on site are commenced. The development shall then be built in accordance with these approved samples.
Reason: To ensure a satisfactory appearance on completion of the development in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.
- 14 The levels of buildings, roads, parking areas and pathways, which shall include details of disabled access, within the site shall only be in accordance with details which shall have previously been submitted to and approved in writing by the Local Planning Authority before development is commenced.
Reason: To ensure that the appearance and functioning of the development is satisfactory and to safeguard the amenities of adjoining occupiers in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012 and comply with Supplementary Planning Document 'Access for All' (July 2005).
- 15 All works on site shall take place in accordance with the following details which shall have previously been submitted to and approved in writing by the Local Planning Authority prior to the commencement of work:
- (a) Provision for loading/unloading materials.
 - (b) Storage of plant, materials and operatives vehicles.
 - (c) Temporary site access.
 - (d) Signing system for works traffic.
 - (e) Measures for the laying of dust, suppression of noise and abatement of other nuisance arising from development works.
 - (f) Location of all ancillary site buildings.
 - (g) Measures to protect any tree, shrubbery and other landscape features to be retained on the site during the course of development.
 - (h) Means of enclosure of the site.
 - (i) Wheel washing equipment.
 - (j) The parking of vehicles of the site operatives and visitors
 - (k) The erection and maintenance of security hoarding.
 - (l) A scheme for recycling/disposing of waste resulting from demolition and construction works (Major Applications).
- Reason: In order to safeguard the amenities of the surrounding residential occupiers and to safeguard highway safety and the free flow of traffic in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.
- 16 Prior to commencement of any development on site, a Construction Management Plan shall be submitted to the planning authority for written agreement. The development shall only be implemented in accordance with the details and measures approved as part of the construction management plan, which shall be

- maintained throughout the entire construction period.
Reason: In order to safeguard the amenities of the surrounding residential occupiers and to safeguard highway safety and the free flow of traffic in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.
- 17 No development shall commence until a landscaping scheme including where applicable the retention of the existing trees shall have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented within the first planting season following completion of the development and the tree planting and landscaping shall thereafter be maintained for five years to the satisfaction of the Local Planning Authority. Any trees or shrubs which die during this period shall be replaced in the first available planting season, and the area shown to be landscaped shall be permanently retained for that purpose only.
Reason: In the interests of visual amenity and also that the Local Planning Authority shall be satisfied as to the details of the development in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.
- 18 Prior to construction of the development a BREEAM Excellent interim design-stage assessment certificate shall be submitted to and approved by the Local Planning Authority.
Reason: In the interests of sustainability and energy conservation in accordance with Policies 5.2 (Minimising Carbon Dioxide Emissions) and 5.3 (Sustainable Design & Construction) of the London Plan (July 2011) and Policy DM1 (Sustainable Design and Construction Standards) of the LDF Core Strategy Adopted April 2012.
- 19 A Green Travel Plan, containing a package of measures for reducing the number of vehicle trips to the site by staff and visitors, shall be implemented upon the development being brought into first use, and in accordance with details to be submitted to, and approved by the Local Planning Authority prior to the commencement of development. The Travel Plan shall include an action plan with timescales for the implementation of the proposed measures, details of an ongoing programme of monitoring and review and targets for reductions in car use. Monitoring and review shall include the submission of annual travel plan update report for the approval of the Local Planning Authority which contains the results of annually repeated staff travel surveys and demonstrates progress towards meeting targets.
Reason: To ensure that sustainable transport methods are encouraged and implemented in accordance with Policies CS5 (Reducing the Need to Travel) and CS6 (Sustainable Travel) of the LDF Core Strategy Adopted April 2012.
- 20 No development shall commence until a scheme to enhance the nature conservation interest of the site has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be implemented in full prior to the occupation of the development hereby approved.
Reason: To safeguard and protect the sites bio diversity and nature conservation value in accordance with Policy DM6 (Biodiversity) of the LDF Core Strategy Adopted April 2012.
- 21 Prior to or concurrently with the submission of the first of the reserved matters application(s) for development for the site, a site wide Ecological Conservation Management Plan shall be submitted to the local planning authority for approval.

The plan shall include details of measures to be taken to preserve and protect wildlife and the ecological environment. No development shall commence until such time as the Ecological Conservation Management Plan has been approved in writing by the local planning authority. All species and habitat protection, enhancement, restoration and creation measures shall be carried out in accordance with the approved Ecological Conservation Management Plan.

Reason: To safeguard and protect the sites bio diversity and nature conservation value in accordance with Policy DM6 (Biodiversity) of the LDF Core Strategy Adopted April 2012.

- 22 The access from Draycot Road shall only be used for emergency access/ egress and for no other use.

Reason: To ensure an appropriate impact on the amenities of surrounding occupiers and in terms of the highway safety impact.

- 23 Prior to the commencement of development a surface water drainage scheme shall be submitted in accordance with the principles set out within the approved FRA (prepared by: Arup Ltd, dated: August 2014, reference: 226594-00). Detailed calculations to be provided for the design, including; green roofed areas and attenuation geocellular storage tanks, in order to demonstrate that the maximum surface water discharge rates will be limited to the proposed rates as described in Table 4, Section 8.1.3 of the FRA. The scheme shall be approved and fully implemented prior to occupation.

Reason: To reduce the risk of flooding to the proposed development and future occupants.

- 24 Prior to commencement of development, detailed proposals for a contaminated land assessment and, where necessary, an associated remediation strategy, shall be submitted to and agreed in writing by the local Planning Authority. Any remediation shall be carried out in accordance with the approved details prior to commencement of development unless otherwise agreed in writing by the local planning authority.

Reason: To reduce any potential risk to health.

- 25 A detailed noise impact assessment (taking into account the Council's building services noise assessment criteria) and mitigation measures where necessary, shall be submitted to and approved in writing by the local planning authority before the commencement of works on the site.

Reason: To reduce the impact of the development on the amenities of surrounding occupiers.

- 26 An air quality impact assessment which examines potential effects of dust generation during the construction phase, pollution associated with additional traffic, and emissions from the CHP and gas boilers, and which evaluates the significance of those sources shall be submitted to and approved in writing by the local planning authority before the commencement of works on the site. The development shall be carried out in accordance with the approved details.

Reason: To assess and mitigate the impact on the air quality of the area.

- 27 Prior to construction of the development a Building Regulations part L 2013 Output Document should be submitted demonstrating that the development can achieve an overall minimum 35% CO₂ emissions reduction compared to the building regulations part L 2013 baseline.

Reason: In the interests of sustainability and energy conservation in accordance with Policy MW3 of the Royal Borough of Kingston Upon Thames Unitary

Development Plan First Alteration, Policies 5.2 (Minimising Carbon Dioxide Emissions) and 5.3 (Sustainable Design & Construction) of the London Plan (July 2011) and Policy DM1 (Sustainable Design and Construction Standards) of the LDF Core Strategy Adopted April 2012.

- 28 Within 6 months of completion, a Building Regulations part L 2010 Output Document should be submitted demonstrating that the development has achieved an overall minimum 35% CO₂ emissions reduction compared to the building regulations part L 2013 baseline unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of sustainability and energy conservation in accordance with Policy MW3 of the Royal Borough of Kingston Upon Thames Unitary Development Plan First Alteration, Policies 5.2 (Minimising Carbon Dioxide Emissions) and 5.3 (Sustainable Design & Construction) of the London Plan (July 2011) and Policy DM1 (Sustainable Design and Construction Standards) of the LDF Core Strategy Adopted April 2012.

- 29 A) No development other than demolition to existing ground level shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of archaeological evaluation in accordance with a written scheme which has been submitted by the applicant and approved by the local planning authority in writing and a report on that evaluation has been submitted to the local planning authority.

B) If heritage assets of archaeological interest are identified by the evaluation under Part A, then before development, other than demolition to existing ground level, commences the applicant (or their heirs and successors in title) shall secured the implementation of a programme of archaeological investigation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing.

C) No development or demolition shall take place other that in accordance with the Written Scheme of Investigation approved under Part (B).

D) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (B), and the provision for analysis, publication and dissemination of the results and archive deposition has been secured.

Reason: Heritage assets of archaeological interest may survive on the site. The planning authority wishes to secure the provision of appropriate archaeological investigation, including the publication of results, in accordance with Section 12 of the NPPF.

- 30 No demolition shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of building recording and reporting in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing. No development shall take place other that in accordance with the Written Scheme of Investigation.

Reason: Built heritage assets on this site will be affected by the development. The planning authority wishes to secure building recording in line with NPPF, and publication of results, in accordance with Section 12 of the NPPF.

Yours faithfully



David Horkan
Interim Group Manager Development Management

Informative(s):

- 1 In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in the Core Strategy, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably
- 2 The development of this site is likely to damage archaeological remains. The applicant should therefore submit detailed proposals in the form of an archaeological project design. This design should be in accordance with the appropriate English Heritage guidelines, which can be obtained from English Heritage.
- 3 The Royal Borough of Kingston upon Thames wish to ensure that important archaeological remains on this site are preserved in situ. The detailed proposals should include appropriate drawings, notes and method statements showing how the objectives of in situ preservation is to be achieved. Particular attention should be paid to the design of foundations and new ground works including any piling, underpinning, new slab levels, slab construction, lift shafts or new service trenches. You are advised to contact the English Heritage's Archaeological Officers to discuss the submission of details required to discharge this condition.
- 4 Any vehicular crossing must be constructed and any redundant crossing reinstated as footway in accordance with the provisions of the Highways Act, 1980 by the Service Director (Planning & Transportation) (Highways), Directorate of Environmental Services, Guildhall II, Kingston upon Thames.
- 5 The proposed contaminated land assessment shall meet the requirements of BS 5930:1999 (Code of Practice for Site Investigations & BS10175: 2001 Code of Practice Investigation of Potentially Contaminated Sites) detailing all investigative works and sampling on site, together with the proposed of analyses, risk assessment to any receptors and any necessary remediation strategy. All work specified should generally be in accordance with the Environmental Protection Act 1990 (Part IIA), Statutory Guidance on Contaminated Land together with other relevant legislation and guidance as described in the DEFRA/Environment Agency documents Contaminated Land Research Reports, CLR Series, 2004 or subsequent versions / guidance as applicable at the time.
- 6 Written schemes of archaeological investigation will need to be prepared and implemented by a suitably qualified archaeological practice in accordance with English Heritage Greater London Archaeology guidelines. They must be approved by the planning authority before any on-site development related activity occurs.
- 7 The written scheme of built environment investigation will need to be prepared and implemented by a suitably qualified heritage practice in accordance with

English Heritage Greater London Archaeology guidelines. It must be approved by the planning authority before any on-site development related activity occurs. The historic building recording should be to English Heritage Level 2 standard. This is to determine whether elements of the 1880s isolation hospital could possibly still survive on the site and quantify the value and significance of the standing buildings, particularly the 1930s elements.

- 8 In relation to Condition 4 amendments are expected to be made to landscaping and the extent of the car park in relation to point 2) and potentially to other matters as mentioned in points 1) and 3) of this condition.

Your attention is drawn to your rights of appeal (attached) and to the fact that this decision relates only to the Town & Country Planning Acts and to no other enactment or The Building Regulations.

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Appeals to Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for Environment, Transport and the Regions under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within six months of the date of this notice, using forms and guidance which can be downloaded from The Planning Inspectorate web site www.planning-inspectorate.gov.uk. Alternatively they can be obtained from the following address:- The Planning Inspectorate, Customer Support Unit, Room 301(K) Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, telephone numbers (0117) 372 6027 or 6212; for general enquiries 6372.
- The Planning Inspectorate has introduced an online appeals service which you can use to make your appeal online. You can find the service through the Appeals area of the Planning Portal – see www.planningportal.gov.uk/pes. The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

- If either the local planning or the Secretary of State for Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).