



Planning Services
The Royal Borough of Kingston Upon Thames
2nd Floor
Guildhall 2
High Street
Kingston Upon Thames
KT1 1EU

10 January 2024

Dear Karen,

Seething Wells Halls of Residence, Portsmouth Road, KT6 5PJ – Discharge of Condition 15 of application 22/00907/FUL

PLANNING PORTAL REF. PP-12722302

On behalf of our client, EQUANS Regeneration Limited, please find enclosed an application for the discharge of Condition 15 of Listed Building Consent 22/00907/FUL.

In addition to this covering letter, we submit the following documents:

- Delivery & Servicing Plan, prepared by Systra;
- Swept Path Drawings, prepared by Systra.

Background

Full planning permission was granted on 1 March 2023 (LPA ref. 22/00907/FUL) for the “*Application under Section 73 of the Town and Country Planning Act 1990 to carry out development without compliance with Condition 2 (Approved Plans) of Planning Permission ref: 19/01207/FUL.*”

In summary, the proposed changes include:

- *Changes to the proposed roof of the Lambeth Coal Store;*
- *Omission of the glazed flooring panel within the Lambeth Coal Store;*
- *Partial demolition of the concrete hopper structure below the Lambeth Coal Store;*
- *Further alterations to the Lambeth Office;*
- *Replacement Substation and associated enclosure*
- *Insertion of ventilation louvres onto the eastern elevation of the Chelsea Cole Store*
- *Modifications to cycle storage units”.*

The original full planning permission (LPA ref. 19/01207/FUL) was granted for “*Alterations and extensions of existing student Seething Wells Campus to provide additional student accommodation and ancillary facilities. Rooftop extensions to existing buildings to provide 159 new*”



student rooms, alterations to Listed Buildings to provide a café, flexible meeting and recreation spaces and other ancillary facilities”.

This application seeks to discharge Condition 15 of Full Planning Permission 22/00907/FUL.

CONDITION 15 – STAGE 2 DELIVERY AND SERVICE PLAN (DSP)

The wording of condition 3 is as follows:

“15. A Stage 2 Delivery and Service Plan (DSP) should be submitted for the approval of the local authority and should be carried out after the development has been operating for six months and that should include information from surveys and any necessary amendments to the outline DSP, and then annually thereafter. All deliveries should avoid traffic and parking peak times, school pick ups and drop up times, where feasible.

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 Checked B.J.L Page 10 of 16 Adopted April 2012.”

Details of the delivery and servicing of the site post-commencement and during operation have been provided within the accompanying Delivery & Servicing Plan. The Delivery & Servicing Plan also includes a Swept Path Drawing, providing swept path analysis of delivery vehicles to and from the site. Details of site access for both vehicles and pedestrians, servicing and refuse collection and servicing trip generation have also been provided within the Delivery & Servicing Plan.

The Delivery & Servicing Plan has also set out the scheduling of deliveries. Deliveries have been scheduled to minimise the potential for conflict with staff and students. Deliveries will not take place during peak network hours (8:00-9:00 and 17:00-18:00). The development will also adopt a delivery booking system, which will ensure deliveries are distributed efficiently and practically across the working week. The system will also ensure no more than one delivery vehicle is scheduled at a time. Such system is favoured within the TFL Delivery and Servicing Plan Guidance.

Conclusion

We look forward to receiving confirmation in writing that the application has been validated and the details are found acceptable to discharge Condition 15 of application 22/00907/FUL. Should you have any queries, please do not hesitate to contact me.

Yours faithfully

Kavir Mahil