

**DEVELOPMENT CONTROL DELEGATED CHECKLIST / REPORT SHEET**

Date application received	Date made valid	Target report date	8 Week date
15.02.2011	15.02.2011	12.04.2011	12.04.2011

<b>Case Officer:</b>	Mr Derek Tanner
<b>Application No:</b>	11/0468/PS192
<b>Ward:</b>	HAMPTON WICK WARD

<b>Site:</b>	Becketts Wharf And Osbourne House, Becketts Place, Hampton Wick,
<b>Proposal:</b>	Continuing construction of block of 11 flats on site of Osbourne House under permission 07/2991/FUL after 28/02/2011 (when the permission would otherwise have expired) will be lawful.

**APPLICANT NAME**

Offer Group Ltd  
Burgoine House  
8 Lower Teddington Road  
Hampton Wick KT1 4ER

**AGENT NAME**

Mr John Blackwell  
Cunnane Town Planning LLP  
67 Strathmore Road  
Teddington  
Middlesex TW11 8UH

<b>Fees due:</b>	£3685.00
<b>Fees Received:</b>	£3685.00
<b>Fees Outstanding:</b>	£0.00
<u>Outstanding fees should be collected before a decision is issued.</u>	
<b>Certificate/s Correct</b>	Yes
<u>Please check that all certificates are correct before issuing a decision.</u>	

**History: Planning – Appeal – Enforcement – Building Control**

Development Management  
Status: NRE  
Date:08/03/2007

Application:06/2717/FUL

Demolition of existing storage/employment buildings and erection of a mixed use development, comprising B1 offices and 26 flats (including 15 flats for affordable housing). [Feb 09 Aquilla House 1 Becketts Wharf Lower Teddington Road Hampton Wick (new office building) Flat 1 (ground floor) 2 Becketts Wharf Lower Teddington Road Hampton Wick - Flat 2 (ground floor) 2 Becketts Wharf Lower Teddington Road Hampton Wick - Flat 3 (ground floor) 2 Becketts Wharf Lower Teddington Road Hampton Wick -Flat 4 (ground floor) 2 Becketts Wharf Lower Teddington Road Hampton Wick -Flat 5 (ground floor) 2 Becketts Wharf Lower Teddington Road Hampton Wick -Flat 6 (ground floor) 2 Becketts Wharf Lower Teddington Road Hampton Wick -Flat 7 (1st floor) 2 Becketts Wharf Lower Teddington Road Hampton Wick -Flat 8 (1st floor) 2 Becketts Wharf Lower Teddington Road Hampton Wick -Flat 9 (1st floor) 2 Becketts Wharf Lower Teddington Road Hampton Wick -Flat 10 (1st floor) 2 Becketts Wharf Lower Teddington Road Hampton Wick - Flat 11 (1st floor) 2 Becketts Wharf Lower Teddington Road Hampton

Wick - Flat 12 (1st floor) 2 Becketts Wharf Lower Teddington Road  
Hampton Wick - Flat 13 (2nd floor) 2 Becketts Wharf Lower  
Teddington Road Hampton Wick - Flat 14 (2nd floor) 2 Becketts Wharf  
Lower Teddington Road Hampton Wick - Flat 15 (2nd floor) 2 Becketts  
Wharf Lower Teddington Road Hampton Wick - Osborne House 3  
Becketts Wharf Lower Teddington Road Hampton Wick]

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Development Management  
Status: GTD  
Date:28/02/2008

Application:07/2991/FUL

Resubmission of application 06/2717/FUL involving demolition of existing storage/employment buildings and erection of a mixed use development, comprising B1 offices and residential accommodation (11 flats for sale and 15 affordable flats), including appropriate contributions under the planning obligations strategy.

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Development Management  
Status: GTD  
Date:21/01/2011

Application:07/2991/DD01

Details pursuant to conditions DV17a (dustbin enclosure), DV18a (refuse arrangements), DV27a (recycling details), LA11a (hard/soft landscaping), PK06a (cycle parking).

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Development Management  
Status: GTD  
Date:21/01/2011

Application:07/2991/DD02

Details pursuant to conditions U19451 (potentially contaminated sites), U19460 (NS05 - Archaeological Work), U29465 (Sound Insulation)

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Development Management  
Status: PCO  
Date:

Application:07/2991/EXT

Demolition of existing storage/employment buildings and erection of a mixed use development, comprising B1 offices and residential accommodation (11 flats for sale and 15 affordable flats), including appropriate contributions under the planning obligations strategy. (extension of time request re previously approved application 07/2991/FUL)

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Development Management  
Status: PCO  
Date:

Application:11/0468/PS192

Continuing construction of block of 11 flats on site of Osbourne House under permission 07/2991/FUL after 28/02/2011 (when the permission would otherwise have expired) will be lawful as this permission has been fully implemented.

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Appeal  
Validation Date:  
08.03.2007  
Reference:  
07/0021/AP/NON

Demolition of existing storage/employment buildings and erection of a mixed use development, comprising B1 offices and 26 flats (including 15 flats for affordable housing).

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Enforcement

Enforcement Enquiry

Opened Date:

24.11.2008

Reference:

08/0703/EN/NAP

**Officer Report:** Two planning permissions exist for similar developments 05/1058/ful and 07/2991/ful, the latter has a penthouse flat addition, minor layout were also involved including changes to the electricity substation and disabled parking. Work originally started on the 2005 consent and substantial works common to both applications have been completed. The applicants are wishing to complete the development in accordance with the 2007 consent and seek confirmation that it has been implemented and prior to the expiry of the consent in Feb 2011. Advice from Legal Services was that pre commencement conditions and modified Section 106 need to be satisfied for the consent to be capable of implementation. This has now been done. Works unique to the 2007 consent have been verified as being carried out.

**Conclusion:** That a Certificate be granted

**INFORMATIVES:**

U52251 Reason for granting

U52248 Section 106 Agreement

*approved drawing 04-100 received 15<sup>th</sup> Feb 2011*

**ADDITIONAL NOTES CONTINUED FROM ABOVE:**

**Recommendation:**

The determination of this application falls within the scope of Officer delegated powers - YES / NO

**I therefore recommend the following:**

- 1. REFUSAL
- 2. PERMISSION
- 3. FORWARD TO COMMITTEE

Case Officer (Initials): *[Signature]*

Dated: .....

**I agree the recommendation:**

Team Leader/Development Control Manager

*[Signature]*  
*Stewart*  
*7/3/11*

Dated: *7-3-11*

**Application reference: 11/0468/PS192**  
**HAMPTON WICK WARD**

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15.02.2011	15.02.2011	12.04.2011	12.04.2011

**Site:**

Becketts Wharf And Osbourne House, Becketts Place, Hampton Wick,

**Proposal:**

Continuing construction of block of 11 flats on site of Osbourne House under permission 07/2991/FUL after 28/02/2011 (when the permission would otherwise have expired) will be lawful as this permission has been fully implemented.

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

**APPLICANT NAME**

Offer Group Ltd  
Burgoine House  
8 Lower Teddington Road  
Hampton Wick KT1 4ER

**AGENT NAME**

Mr John Blackwell  
Cunnane Town Planning LLP  
67 Strathmore Road  
Teddington  
Middlesex TW11 8UH

**DC Site Notice:** printed on and posted on and due to expire on

**Consultations:**

*Internal/External:*

Consultee

Expiry Date

**Neighbours:**

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

Development Management

Status: NRE

Date: 08/03/2007

Application: 06/2717/FUL

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Development Management  
Status: GTD  
Date:28/02/2008

Application:07/2991/FUL

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Date:21/01/2011

Application:07/2991/DD02

Details pursuant to conditions U19451 (potentially contaminated sites), U19460 (NS05 - Archaeological Work), U29465 (Sound Insulation)

---

Development Management  
Status: REC  
Date:

Application:07/2991/EXT

Demolition of existing storage/employment buildings and erection of a mixed use development, comprising B1 offices and residential accommodation (11 flats for sale and 15 affordable flats), including appropriate contributions under the planning obligations strategy. (extension of time request re previously approved application 07/2991/FUL)

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Development Management  
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Date:

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Enforcement  
Opened Date:  
24.11.2008  
Reference:  
08/0703/EN/NAP

Enforcement Enquiry

---

**Constraints:**

**Professional Comments:**

**Recommendation:**

The determination of this application falls within the scope of Officer delegated powers - YES / NO

**I therefore recommend the following:**

- 1. REFUSAL
- 2. PERMISSION
- 3. FORWARD TO COMMITTEE

Case Officer (Initials): .....

Dated: .....

**I agree the recommendation:**

Team Leader/Development Control Manager

Dated: .....

This application has been subject to representations that are contrary to the officer recommendation. The Development Control Manager has considered those representations and concluded that the application can be determined without reference to the Planning Committee in conjunction with existing delegated authority.

Development Control Manager: .....

Dated: .....

<b>REASONS:</b>
<b>CONDITIONS:</b>
<b>INFORMATIVES:</b>
<b>UDP POLICIES:</b>
<b>OTHER POLICIES:</b>

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**

<b>CONDITIONS:</b>	
<b>INFORMATIVES:</b>	

**ADDITIONAL NOTES CONTINUED FROM ABOVE:**

**Notes of Telephone calls/discussions/meetings**

**DATE**

**ACTION**