

12 OCT 2004

## PLANNING REPORT

Printed Date: 29 October 2004

Application reference: **04/3260/LBC/LBC**  
SOUTH TWICKENHAM WARD

Date application received	Date made valid	Target report date	8 Week date
12.10.2004	29.10.2004		24.12.2004

**Site:**

St Marys University College, Waldegrave Road, Twickenham, Richmond Upon Thames

**Proposal:**

Proposed widening of existing opening in block B and installation of counter. *and double doors.*

**Present use:**

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

**APPLICANT NAME**

St Marys University College  
Waldegrave Road  
Twickenham  
Richmond Upon Thames  
TW1 4SX

**AGENT NAME**

Ingleton Wood  
434 The London Fruit And Wool  
Exchange  
Brushfield Street  
London  
E1 6EX

**Consultations:**

**Internal/External:**

LBRUT Urban Design English Heritage LBC

**Neighbours:**

-

**History:**

- 01/0803/FP Roof mounted unmanned telecommunications cabin, equipment & aerial array
- 01/1148/FP Single storey launderette extension and alterations to kitchen store.
- 01/1875/AI Erection 3/4 storey teaching & office accommodation building
- 02/1799/AI Refurbishment of 'u' hostel to provide endurance performance centre
- 03/0677/AI Refurbishment & extension to existing residential accommodation
- 03/2476/FP Formation of opening in wall & insertion of two no beams
- 91/1184/BN Amalgamation of rooms B13/15 BX by removal of structural wall
- 91/0919/FP Alterations to existing laboratory preparation room
- 92/0052/BN Two single storey extensions to kitchen store & servery area
- 92/0100/FP Refuse bin store
- 92/0527/1/FP New student residence
- 92/0812/2/FP Extension and refurbishment of student union toilet accommodation
- 92/0777/FP Extension and refurbishment of gymnasium

92/1043/FP Installation of temporary bar & bar store in classrooms E13 & E7

92/1400/1/FP Alterations & extension to (J) block

93/0025/1/FP Access stair & enclosure

93/0168/1/FP Demolition of fire damaged building, structural alterations and internal partitioning

93/0567/1/FP Alterations & extension to sports centre to form sports injury clinic.

93/0568/1/FP Drama workshop control room

93/1185/1/FP Alterations & extension to chaplaincy

94/0779/BN Alterations to catering kitchen

94/0802/2/FP New steel portal frame structure with brick & steel sheet cladding

95/0876/2/FP Acoustic upgrading at ground floor level. Bar room enlargement and toilets added on first floor level.

95/0906/1/FP Single storey extension to tennis court building

95/1160/1/FP Two storey extension to existing library

97/1188/FP Internal alterations to student union junior common room.

97/1462/FP Refurbishment of existing and internal alterations for new toilets.

98/0753/FP Lecture theatre (G 7) refurbishment.

98/1263/FP Internal alterations to M block

98/1969/FP Conversion of offices to study-bedrooms with bathroom & kitchen (G Block)

98/2085/FP Alteration of gents toilet to office (Room 6) (B Block)

98/1969/1/FP Conversion of offices to study-bedrooms with bathroom & kitchen (G Block)

99/0711/FP Internal alterations and fit out to entrance foyer

99/0999/FP Internal alterations (to include laboratory fit out) at second floor level.

99/0999/1/FP Internal alterations (to include laboratory fit out) at second floor level.

99/1340/FP Internal alterations at second floor level(J Block).

04/0520/FP Construction of new binstore within colonade adjacent Block G and diversion of fire escape exit/upgrade of protected corridor to current standards

04/0521/FP Construction of new binstore adjacent to Block E

03/2476/RS1/FP Formation of opening in wall & insertion of two no beams

04/0800/IN Conversion of Block L outbuildings to form offices.

00/T0511 Black Poplar - Reduce By Up To 60

00/T0512 Black Poplar - Reduce By Up To 60

00/T0513 Black Poplar - Reduce By Up To 60

00/T1874 Yew T43 - Lightly Selectively Prune Lower Branches Growing Over Paved Area Retaining Natural Shape Of Tree

- 00/3442 Proposed Telecommunications Base Station To Provide Mobile Telephone Coverage.
- 01/0782 Proposed 6m Stub Tower Supporting 6 Antennae And 4 Microwave Dishes 1 Equipment Cabinet To Be Located At Roof Level, Electric Meter Cabinets Located At Ground Level.
- 01/1074 Proposed Temporary Teaching Accommodation, To Be Removed Subject To Planning Application 01/0361/ful When Completed.
- 01/1223 Works In Association With Demolition Of 'k' Block. Conversion Of Section Of Bin Store To Launderette In 'l' Block. Alterations To Kitchen Area In 'n' Block.
- 01/1197 Installation Of Radio Equipment Housing.
- 01/2924 Erection Of Acrylic Covers To Protect Antelope Figures On Staircase.
- 02/T0610 English Oak - Remove Snapped Branch In Upper Canopy
- 02/T0611 Sycamore - Fell
- 02/T0612 Elm - Fell
- 02/T0613 Sycamore - Fell
- 02/T0614 Dead Elm - Fell
- 02/T0615 Dead Elms - Fell
- 02/1792 Provision Of New Athletics Track And Associated Facilities To Replace The Existing Facilities Including Floodlighting Columns.
- 02/1967 Installation Of Telecommunications Apparatus
- 02/2738 Installation Of A 6m High Stub Tower, Containing Three Panel Antennae And One Antenna Dish And An Equipment Cabin On The Roof Of The Science Block.
- 03/0668 Re-location Of The Existing Main College Bin Storage Area.
- 03/0669 Temporary Planning Permission To Locate Two Standard Containers And Two Portacabins On Existing Hardstanding To The Rear Of Wiseman And Doyle Student Residences.
- 03/0963 Erection Of A Three Storey Extension To The Existing Three Storey Residences At Graham, Wiseman And Doyle Comprising 183 Student Rooms Plus 4 Warden Suites In Two New Wings With All Associated Functions And External Works.
- 03/T1150 Cedar (cedrus) - Prune Back From Property To Give Up To 1.5 Metres Clearance; Remove Major Deadwood.
- 03/T1151 Turkey Oak (quercus Cerris) - Crown Lift To 5 Metres; Remove Deadwood.
- 03/1855 Erection Of A Three Storey Extension To The Existing Three Storey Residences At Graham, Wiseman And Doyle Comprising 178 Student Rooms Plus 4 Warden Suites In Two New Wings With All Associated Functions And External Works.
- 03/2789 Provision Of Dispersed Refuse Storage Compounds In 6 Locations On Campus With A Central Collection Point Accessible From Clive Road.
- 03/2802 Erection Of A Portacabin On Existing Hardstanding To Rear Of Block N For A Temporary Period.
- 03/T1875 Ash (fraxinus Excelsior) - Prune Back From Street Lamp And Phon Wires; Crown Lift To Statutory Height Over Road; Lift Low Bra From Corrugated Roofs To Give At Least 2 Metres Clearance.
- 04/0300 Proposed Provision Of Refuse Storage Compounds In 4 Locations On Campus With Central Connection Point. Accessible From Site's Internal Roads.

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- 04/0300 Proposed Provision Of Refuse Storage Compounds In 4 Locations On Campus With Central Connection Point. Accessible From Site's Internal Roads.

- 92/1678/FUL Demolition Of Existing Garage And Erection Of A Two Storey Side Extension For Use By Elderly Relative And Front Car Port.
- 92/1881/FUL Extension To And Adaption Of Drama Workshop To Provide A Three Storey Building For Use As Student Union Accommodation.
- 92/2051/FUL Erection Of Enclosed Access Stair.
- 91/2032/DD04 Details Pursuant To Condition La03 (works To Trees) Of Planning Consent 91/2032 Dated 24/2/92.
- 92/1881/DD02 Details Pursuant To Condition Bd06 (materials) Of Planning Consent 92/1881/ful Dated 22/12/92.
- 92/1881/DD01 Details Pursuant To Condition Attached To Consent 92/1881 Bd09 (materials) Dated 22.12.92 For The Extension To And Adaption Of Drama Workshop To Provide Three Storey Building For Use As Student Union Accommodation
- 93/0220/FUL Make Good Fire Damaged Structure And Aterations To Form Teaching Space.
- 93/0547/FUL Extension To Sports Building To Form Sports Injury Clinic.
- 93/1076/FUL Single Storey Extension To Existing Chaplaincy Centre & New Boundary Wall.
- 94/0397/FUL Erection Of Tennis Hall
- 94/1549/DD01 Details Pursuant To Condition Bd05 (marerials) Of Planning Permission 94/1549/ful Dated 4/8/94
- 94/1549/DD02 Details Pursuant To Conditions La03 (no Felling/lopping), La06 (protected Trees) And La17 (soil Compaction) Of Planning Permission 94/1549/ful Dated 4/8/94
- 94/1549/FUL Erection Of Tennis Hall - Amendment To Planning Consent 94/0397/ful
- 94/2140/FUL Installation Of Grasscrete Car Park At Students Union
- 94/1549/DD03 Details Pursuant To Condition La07 (tree Planting) Of Planning Permission 94/1549/ful Dated 4/8/94
- 94/2140/DD01 Details Pursuant To Condition La13 (landscaping) Of Planning Permission 94/2140/ful Dated 14/10/94
- 95/0589/S191 Mixed Use For The Purposes Of Educational Institute With Ancillary Residential Accommodation, Playing Fields Etc And For The Purposes Of Holding Functions Including Wedding Receptions. (the Functions Unrelated To The Educational Use Of The
- 95/1244/DD01 Details Pursuant To Condition Bd12 (materials) Of Planning Permission 95/1244/ful Dated 7/6/95.
- 95/1244/FUL Extension To Existing Library
- 95/2315/S192 Erection Of New Lobby To Student Union Building.
- 95/2316/S191 Extension To Existing Tennis Hall To Provide Wind And Dust Control Lobby & Store Area For Equipment.
- 95/T2659/CA Fell Robinia Tree
- 96/3978 Alterations And Extension To Existing Sports Centre To Provide A Coaching And Performance Development Centre To Include Replacement Of Existing Running Track With A New 4 Lane Training Track, An All Weather Pitch With Floodlighting And An A
- 97/0029 Refurbishment Of Front Facade. (new Cramps, Minor Stone Repairs Etc.)
- 97/0030 Removal Of Cementitious Render Stucco From The External Brick Work Walls To Reveal

'joints Jointed' Colourwashed Brickwork; Pointing Repairs Approx 85,; Reapplication Of Colour Wash; Alterations To Roof Eaves To Incorporate Ventilation

- 97/T6658 Sycamore - Fell Dead Or Dying Stems
- 97/1320 Alterations To Existing Toilet And Store Area To Provide Additional Toilet Facilities.
- 97/T7516 Tree No. T75 Sycamore - Prune Branches Overhanging 8 Clive Road
- 98/T1470 T28 - Ailanthus Altissima - 30, Crown Reduction And Removal Of Damaged Limb Over Car Park
- 98/T1471 T35 - Platanus X Hispanica - Remove Lower Branches Overhanging Car Park
- 98/T1472 T40 - Platanus X Hispanica - Remove Lower Branches Overhanging Car Park
- 98/T1473 T41 - Quercus Robur - Remove Epicormic Growth And Small Laterals Overhanging Car Park
- 98/2731 Conversion Of Existing Rooms Used As Offices To Study Bedroom Use.
- 98/2913 Alterations To Gents Toilet To Office.
- 99/2573 Alterations To Window Opening In Block B.
- 02/1792/DD02 Details pursuant to condition 02/1792/FUL of planning permission 02/1792/FUL
- 02/1792/DD03 Details pursuant to conditions BD12U in part (surface treatment) and NS03U (trees) of planning permission 02/1792/FUL dated 14/11/2002.
- 04/0293/DD01 Details pursuant to condition BD05 (Materials) of planning permission 04/0293/FUL dated 13/07/2004.
- 04/0339/DD01 Details pursuant to condition BD12 in part (bricks) of planning permission 04/0399/FUL dated 29.04.2004
- 02/1792/DD04 Details pursuant to condition LB12A (archaeology) for planning permission 02/1792/FUL dated 14/11/2002.
- 04/2745/FUL Erection of 16m lighting columns to running track approved under planning application 02/1792/FUL dated 14.11.2002.
- 02/1792/DD05 Details pursuant to condition BD12U (track barrier) of planning application 02/1792/FUL.
- 04/0293/DD02 Details pursuant to conditions U00697 (Protective fencing) and U00698 (Tree protection measures) of planning permission 04/0293/FUL dated 13/07/2004.
- 04/0246/TPO T1 - Oak (Quercus robur) - Tidy damaged branch, reduce 2 x adjacent limbs at rear of summerhouse by 25% to balance.
- 04/3166/LBC Internal works comprising Installation of a platform stair lift onto an existing staircase with strengthening to the underside of the staircase.
- 04/3260/LBC Proposed widening of existing opening in block B and installation of counter.
- 04/0339/DD02 Details pursuant to condition BD12 in part (window frame finish and glazed insert panel) of planning permission 04/0399/FUL dated 29.04.2004

**Constraints:**

Conservation Area      54Building of Townscape MeritListed Buildings

**Main development plan policies:**

UDP ENV 11

UDP - First Review BLT 3

**Site, history and proposal:**

The proposed work involves widening an existing opening in an internal wall within the Listed Building, forming a counter in the opening with a raised section of floor on one side to allow face to face interaction over the counter, and inserting a pair of doors in a corridor nearby.

As originally submitted, the application showed two options for the work, but the agent has recently confirmed which of these two he wishes to be determined – the schemes are similar and do not impact on the outside world, so re-consultation is required.

**Public and other representations:**

English Heritage raise no objection and request an informative be attached identifying the submitted application documents.

**Professional comments:**

The Council's Conservation Officers are satisfied that the works would not have a detrimental impact on the fabric, character and appearance of the Listed Building, subject to a condition requiring submission of larger scale details of the proposed works.

In view of this and English Heritage's position, I am satisfied that the application may be approved subject to appropriate conditions.

I therefore recommend CONSENT

**Standard conditions:**

AC04A - Commencement of works (LBC)

BD04 - Details to specified scale – 1:20' – omit reference to appearance of locality and add reference to Listed Building'

**Standard informatives:**

IL11 - Drawing Nos - approved LBC - '80983/003, 80788/01,80788/EP and 80788/OPA received on 12 October 2004.'

IL16L - Relevant policies and proposals (LBC)UDP – ENV 11; Review BLT 3

**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): JRB

Dated: 24/3/05

**I agree the recommendation:**

Team Leader/Development Control Manager

*John Brown*

Dated: .....

24/3/05

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: .....

**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

**CONDITIONS:**

**INFORMATIVES:**

**ADDITIONAL NOTES CONTINUED FROM ABOVE:**