

Application reference: 11/1436/FUL
TEDDINGTON WARD

Date application received	Date made valid	Target report date	8 Week date
05.05.2011	05.05.2011	30.06.2011	30.06.2011

Site:

Park House, Station Road, Teddington, TW11 9AD

Proposal:

Demolition of existing studio building and replacement with a four-storey building (C3 dwelling/A3 restaurant uses)

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

APPLICANT NAME

61 Welbeck Street
London
W1G 9XD

AGENT NAME

Dr Chris Down
Manor House
Church Street
Churchover
Rugby
Warwickshire
CV23 0EW
United Kingdom

18/1750

DC Site Notice: printed on 18.05.2011 and posted on 27.05.2011 and due to expire on 17.06.2011

Consultations:

Internal/External:

Consultee

LBRUT Transport
14D Urban D
14D POL
LBRUT Environmental Operational

Expiry Date

02.06.2011
02.06.2011
02.06.2011
02.06.2011

Neighbours:

The Childrens Centre, Cedar Road, Teddington, TW11 9AN - 19.05.2011
Ground Floor, 3 High Street, Teddington, TW11 8LX, - 19.05.2011
Ground Floor, 3 Park Road, Teddington, TW11 0AB, - 19.05.2011
First Floor, 3 Park Road, Teddington, TW11 0AB, - 19.05.2011
Third And Fourth Floors, Park House, Station Road, Teddington, TW11 9AD, - 19.05.2011
Fifth Floor, Park House, Station Road, Teddington, TW11 9AD, - 19.05.2011
B M T Ltd, Waldegrave Road, Teddington, TW11 8LZ, - 19.05.2011
First Floor Flat Park Lodge, Park Road, Teddington, TW11 0AB - 19.05.2011
2 Teddington Business Park, Station Road, Teddington, TW11 9BQ, - 19.05.2011
1 Teddington Business Park, Station Road, Teddington, TW11 9BQ, - 19.05.2011
5A Station Road, Teddington, TW11 9AA, - 19.05.2011
5 Station Road, Teddington, TW11 9AA, - 19.05.2011
3 First Floor, High Street, Teddington, TW11 8LX - 19.05.2011
Upper Ground And First Floor, Park House, Station Road, Teddington, TW11 9AD, - 19.05.2011
Lower Ground And Second Floor, Park House, Station Road, Teddington, TW11 9AD, - 19.05.2011
Part Third Floor, 1 Park Road, Teddington, TW11 0AB, - 19.05.2011
Ground First Second And Part Third Floors, 1 Park Road, Teddington, TW11 0AB, - 19.05.2011
T Hayler, Flat 2, 6 High Street, Teddington, TW11 8EP, - 19.05.2011
Flat 1, 6 High Street, Teddington, TW11 8EP, - 19.05.2011
Flat 7, 3 Bridgeman Road, Teddington, TW11 9BL, - 19.05.2011
Flat 6, 3 Bridgeman Road, Teddington, TW11 9BL, - 19.05.2011
Flat 5, 3 Bridgeman Road, Teddington, TW11 9BL, - 19.05.2011

Flat 4,3 Bridgeman Road,Teddington,TW11 9BL, - 19.05.2011
Flat 3,3 Bridgeman Road,Teddington,TW11 9BL, - 19.05.2011
Flat 2,3 Bridgeman Road,Teddington,TW11 9BL, - 19.05.2011
Flat 1,3 Bridgeman Road,Teddington,TW11 9BL, - 19.05.2011
14 Christchurch Avenue,Teddington,TW11 9AB - 19.05.2011
2 Station Road,Teddington,TW11 9BQ, - 19.05.2011
Unit 16,Teddington Business Park,Station Road,Teddington,TW11 9BQ, - 19.05.2011
Unit 18,Teddington Business Park,Station Road,Teddington,TW11 9BQ, - 19.05.2011
Cairns House,10 Station Road,Teddington,TW11 9AA, - 19.05.2011
Unit 10,Teddington Business Park,Station Road,Teddington,TW11 9BQ, - 19.05.2011
Unit 9,Teddington Business Park,Station Road,Teddington,TW11 9BQ, - 19.05.2011
Unit 8,Teddington Business Park,Station Road,Teddington,TW11 9BQ, - 19.05.2011
Unit 7,Teddington Business Park,Station Road,Teddington,TW11 9BQ, - 19.05.2011
Unit 6,Teddington Business Park,Station Road,Teddington,TW11 9BQ, - 19.05.2011
Unit 5,Teddington Business Park,Station Road,Teddington,TW11 9BQ, - 19.05.2011
Unit 17,Teddington Business Park,Station Road,Teddington,TW11 9BQ, - 19.05.2011
Unit 15,Teddington Business Park,Station Road,Teddington,TW11 9BQ, - 19.05.2011
Unit 14,Teddington Business Park,Station Road,Teddington,TW11 9BQ, - 19.05.2011
Unit 13,Teddington Business Park,Station Road,Teddington,TW11 9BQ, - 19.05.2011
Unit 12,Teddington Business Park,Station Road,Teddington,TW11 9BQ, - 19.05.2011
Unit 11,Teddington Business Park,Station Road,Teddington,TW11 9BQ, - 19.05.2011
Flat D,11 Station Road,Teddington,TW11 9AA, - 19.05.2011
Flat B,11 Station Road,Teddington,TW11 9AA, - 19.05.2011
Flat A,8 High Street,Teddington,TW11 8EW, - 19.05.2011
Flat 12,Rutherford House,3 Waldegrave Road,Teddington,TW11 8JZ, - 19.05.2011
Flat 10,Rutherford House,3 Waldegrave Road,Teddington,TW11 8JZ, - 19.05.2011
Flat 8,Rutherford House,3 Waldegrave Road,Teddington,TW11 8JZ, - 19.05.2011
Flat 6,Rutherford House,3 Waldegrave Road,Teddington,TW11 8JZ, - 19.05.2011
Flat 4,Rutherford House,3 Waldegrave Road,Teddington,TW11 8JZ, - 19.05.2011
Flat 2,Rutherford House,3 Waldegrave Road,Teddington,TW11 8JZ, - 19.05.2011
10 High Street,Teddington,TW11 8EW, - 19.05.2011
J Jones,9 Station Road,Teddington,TW11 9AA, - 19.05.2011
12 High Street,Teddington,TW11 8EW, - 19.05.2011
11 Christchurch Avenue,Teddington,TW11 9AB, - 19.05.2011
9 Christchurch Avenue,Teddington,TW11 9AB, - 19.05.2011
7 Christchurch Avenue,Teddington,TW11 9AB, - 19.05.2011
5 Christchurch Avenue,Teddington,TW11 9AB, - 19.05.2011
2 Christchurch Avenue,Teddington,TW11 9AB, - 19.05.2011
7 Bridgeman Road,Teddington,TW11 9BL, - 19.05.2011
5 Bridgeman Road,Teddington,TW11 9BL, - 19.05.2011
Flat 11,Rutherford House,3 Waldegrave Road,Teddington,TW11 8JZ, - 19.05.2011
Flat 9,Rutherford House,3 Waldegrave Road,Teddington,TW11 8JZ, - 19.05.2011
Flat 7,Rutherford House,3 Waldegrave Road,Teddington,TW11 8JZ, - 19.05.2011
Flat 5,Rutherford House,3 Waldegrave Road,Teddington,TW11 8JZ, - 19.05.2011
Flat 3,Rutherford House,3 Waldegrave Road,Teddington,TW11 8JZ, - 19.05.2011
Flat 1,Rutherford House,3 Waldegrave Road,Teddington,TW11 8JZ, - 19.05.2011
1 Bridgeman Road,Teddington,TW11 9AJ, - 19.05.2011
13 Christchurch Avenue,Teddington,TW11 9AB, - 19.05.2011
Flat C,11 Station Road,Teddington,TW11 9AA, - 19.05.2011
Flat A,11 Station Road,Teddington,TW11 9AA, - 19.05.2011
11 Station Road,Teddington,TW11 9AA, - 19.05.2011
1 Station Road,Teddington,TW11 9AA, - 19.05.2011
2 High Street,Teddington,TW11 8EW, - 19.05.2011
Flat,12 High Street,Teddington,TW11 8EW, - 19.05.2011
10A High Street,Teddington,TW11 8EW, - 19.05.2011
Orlando House,1 Waldegrave Road,Teddington,TW11 8LZ, - 19.05.2011
6 High Street,Teddington,TW11 8EP, - 19.05.2011
17 Park Road,Teddington,TW11 0AB, - 19.05.2011
11E Station Road,Teddington,TW11 9AA, - 19.05.2011
7 Station Road,Teddington,TW11 9AA, - 19.05.2011
Mr And Mrs Ferguson,3 Station Road,Teddington,TW11 9AA, - 19.05.2011
8 High Street,Teddington,TW11 8EW, - 19.05.2011
12 Christchurch Avenue,Teddington,TW11 9AB, - 19.05.2011
10 Christchurch Avenue,Teddington,TW11 9AB, - 19.05.2011
8 Christchurch Avenue,Teddington,TW11 9AB, - 19.05.2011
6 Christchurch Avenue,Teddington,TW11 9AB, - 19.05.2011
4 Christchurch Avenue,Teddington,TW11 9AB, - 19.05.2011

3 Christchurch Avenue, Teddington, TW11 9AB, - 19.05.2011
 1 Christchurch Avenue, Teddington, TW11 9AB, - 19.05.2011
 2 Bridgeman Road, Teddington, TW11 9AH, - 19.05.2011
 K Newman And N Collett, 9 Bridgeman Road, Teddington, TW11 9BL, - 19.05.2011
 L And M Perry, 8 Bridgeman Road, Teddington, TW11 9AH, - 19.05.2011
 R Malka, 11 Bridgeman Road, Teddington, TW11 9BL, - 19.05.2011
 G Carlill, 18 Bridgeman Road, Teddington, TW11 9AH, - 19.05.2011
 S And P Lawes, 12 Bridgeman Road, Teddington, TW11 9AH, - 19.05.2011

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

<u>Development Management</u> Status: PNR Date: 24/03/2000	Application: 00/0550 Erection Of 6 Sectored Antennae And 3 Microwave Dishes Mounted On 6m Stub Mast. Erection Of Equipment Cabinet.
<u>Development Management</u> Status: PNR Date: 14/06/2000	Application: 00/1495 To Provide Mobile Telephone Coverage In Surrounding Locality.
<u>Development Management</u> Status: GTD Date: 12/09/2001	Application: 01/1245 Proposed Change Of Use From Recording Studio To B1, Internal Alterations And New Glazed Roof Light.
<u>Development Management</u> Status: GTD Date: 11/02/2002	Application: 01/1689 Addition Of A Roof Level Office Extension. Alteration Of Existing Lift/stair Core.
<u>Development Management</u> Status: GTD Date: 10/12/2001	Application: 01/2819 Proposed Halo Illuminated Fascia Sign To Side Elevation And Front.
<u>Development Management</u> Status: GTD Date: 10/12/2001	Application: 01/2829 Extend And Refurbish Existing Entrance Reception Lobby, Extend Reception Glazing Line To External Line Of Building.
<u>Development Management</u> Status: GTD Date: 18/11/2002	Application: 02/2121 Erection Of Internally Illuminated Monolith Sign
<u>Development Management</u> Status: GTD Date: 08/01/2004	Application: 03/2892 Demolition Of Recording Studio Wing Of Existing Building And Erection Of A Four Storey Office Building
<u>Development Management</u> Status: GTD Date: 13/01/1992	Application: 91/1650/FUL Change Of Use From Staff Training Centre To Offices
<u>Development Management</u> Status: GTD Date: 27/01/1995	Application: 94/3573/FUL Installation Of A Cellular Radio Cell Site At Roof Level Comprising 8 No Panel Aerials Mounted On A 2.5m High Tower, 4 No Panel Aerials Mounted

On A Zero Height Face Frame And A 6m X 4m X 3m High Equipment Cabin

Development Management
Status: GTD
Date:28/11/1995

Application:95/1001/DD01
Details Pursuant To Conditions Ns01 (cladding) Of Planning Permission 95/1001/ful Dated 20/7/95

Development Management
Status: GTD
Date:20/07/1995

Application:95/1001/FUL
Replacement Of Existing Aluminium Single Glazed Strip Windows And Curtain Walling With Anodised Aluminium Double- Glazed Thermally Broken Strip Windows And Curtain Walling Where Appropriate; Redesign Of Existing Lower And Upper Floor Entran

Development Management
Status: GTD
Date:25/09/1996

Application:95/1001/DD02
Details Pursuant To Condition Ns02 (screening Foliage) Of Planning Permission 95/1001/ful Dated 20/7/95.

Development Management
Status: WNA
Date:11/03/1997

Application:96/3338/FUL
Replacement Of Existing Timber Boarding To The Ground Floor Car Park With Galvanised Metal Mesh Panels

Development Management
Status: GTD
Date:13/06/1997

Application:97/0541
Installation Of Air Condensers On Roof Area

Development Management
Status: GTD
Date:26/10/1998

Application:98/2106
Provision Of Additional Plant Equipment On Roof.

Development Management
Status: PNR
Date:22/12/1998

Application:98/2841
Installation Of Three Additional Roof Top Cabinets And Three Additional Antennae.

Development Management
Status: RNO
Date:10/09/1999

Application:99/2068
Installation Of Equipment Cabin On The Roof In Place Of Existing Cabinets.

Development Management
Status: GTD
Date:01/05/1986

Application:85/1396
Upgrading existing air conditioning installation involving replacement of plant on low level roof, installation of new condenser adjacent to studio and ducting on studio roof. (Amended Plans Nos: 85/17D and 22A received on 17.2.86).

Development Management
Status: GTD
Date:14/05/1987

Application:87/0628
Extension of ground floor entrance on High Street elevation to line up with building line of 1st and 5th floors. Amendments to Station Road elevation of film store on ground floor.

Development Management

Application:87/2226

Status: GTD Date:13/04/1988	Construction of a new crossover and provision of parking spaces.
<u>Development Management</u> Status: WNA Date:09/08/2005	Application:05/2121/TEL Installation of radio base station consisting of 3 no. transmission dishes, 2 being 0.2m in diameter and 1 0.6m diameter, 3 no. 1.7m antennas and radio equipment housing
<u>Development Management</u> Status: GTD Date:09/02/2006	Application:05/3764/MOB Erection of radio base station to include 6 antenna, 1 cabin, ancillary works including handrails
<u>Development Management</u> Status: GTD Date:06/01/2011	Application:10/1750/FUL Change of use of Park House from offices (B1) to hotel (C1). Demolition of existing studio building and replacement with four storey building offices and restaurant use.(B1/A3)
<u>Development Management</u> Status: GTD Date:11/05/2011	Application:10/1750/DD01 Details pursuant to condition U34956 (construction method statement)
<u>Development Management</u> Status: PCO Date:	Application:11/1436/FUL Demolition of existing studio building and replacement with a four-storey building (C3 dwelling/A3 restaurant uses)
<u>Building Control</u> Deposit Date: 04.09.2000 Reference: 00/1696/BN	Roof mounted unmanned telecommunications cabin.
<u>Building Control</u> Deposit Date: 25.10.2001 Reference: 01/1988/FP	Extension of recessed reception area to exterior building line
<u>Building Control</u> Deposit Date: 28.11.2001 Reference: 01/1988/1/FP	Extension of recessed reception area to exterior building line
<u>Building Control</u> Deposit Date: 28.11.1994 Reference: 94/1685/FP	New partitions, ceilings, decorations, flooring & electrical works on second floor

Building Control

Deposit Date:

20.01.1995

Reference:

95/0076/FP

Strip out and refurbish for office use, new partitions decorations, flooring, electrical and plumbing to ground and first floors.

Building Control

Deposit Date:

30.06.1995

Reference:

95/0735/FP

Internal alterations

Building Control

Deposit Date:

14.09.2010

Reference:

10/1769/IN

Alterations and change of use from existing office building to a Travelodge hotel. Existing studio to be demolished and redeveloped to provide retail at ground floor with three storeys of 9 No. Residential apartments above

Enforcement

Opened Date:

10.04.1996

Reference:

96/00234/EN

Enforcement Enquiry

Enforcement

Opened Date:

09.09.2005

Reference:

05/0453/EN/UBW

Enforcement Enquiry

Constraints:

Site, proposal and history:

Park House is a prominent seven storey office building sited at the junction of Station Road and Teddington High Street. The land immediately to the north is part of the Teddington High Street Conservation Area and the site is in a Mixed Use Area (being an area where the Council will seek to concentrate uses which serve the local community or attract visitors). Opposite, on Station Road, are two storey houses and a Church. To the rear is a business park and the railway. This building was erected in the early 1960's and over the years has had various alterations in appearance. Attached to the northern end of the building is an annex which has been used as a recording studio and which is the equivalent of three storeys in height. The ground and first floors are mainly taken up by a car park with capacity for approximately 100 vehicles.

Notable recent planning permissions have been for an additional storey on the seven floor offices and for the conversion of the studio building to a three storey office building and, later, a four storey building (Application Refs 01/1689/FUL, 01/1245/FUL and 03/2892/FUL). None of these permissions were implemented.

Planning permission was granted in January 2011 for conversion of the main building to a 113 bedroom hotel with 70 parking spaces and replacement of the studio with a new four storey building fronting Teddington High Street with two storeys of A3 (restaurant) use and three storeys of B1 (office) use with six parking spaces (Ref 10/1750/FUL). These works are currently under way.

This application proposes elevational changes to the four storey building and its use as a restaurant with three stories of flats above rather than offices. Nine flats are proposed.

Public and other representations:

The Teddington Society supports proposals to improve the landscaped area in front of the building which is Council land. However, this has already been secured by a S106 agreement attached to the existing approval.

Professional comments:**Design and appearance**

No 'in principle' objection is raised to proposed building, bearing in mind that a four storey building has previously been approved. Given the location of the building, adjoining a Conservation Area, the design of the development needs to be of a high quality and sympathetic to its surroundings. The colour of the terracotta cladding looks rather strident in the coloured elevations, a more muted finish would be appropriate. This could be the subject of a condition. No objection is seen to the slightly raised height and altered fenestration which includes side facing windows where previously there were none.

Transport

The site is within Controlled Parking Zone T which operates Mon-Fri 8.30-10.30am only. It is within 250m of Teddington Station. It is noted that according to the Council's calculations the site has a PTAL of 3 however the applicant's calculation of PTAL has brought the site into a PTAL 4. The allocation of 9 parking spaces to the flats reduces the available parking spaces

for the hotel development by three, however as there is over-provision of spaces for the hotel in relation to the current parking standards this is not objected to.

In comparison with the building previously approved it is not considered that the proposal would have an unacceptable impact on traffic and parking subject to conditions. A legal agreement is required removing access to resident parking permits and making the flats members of a car club. There are several car club cars stationed within a short walk of this site. As with the previous permission a condition is required removing take away and delivery uses from the A3. If being carried out as a separate development to the main building a construction management condition would be required.

Residential Amenity

It is not considered that the building would have any more impact on existing residents than the previously approved scheme.

In relation to the proposed flats the following are considered as matters of relevance which can be dealt with by the use of conditions requiring further detail:

1. Noise impact from external traffic sources such as road & Rail traffic on the proposed residential property.
2. Noise from air handling plant and kitchen extraction plant serving the proposed development on new tenants and local residents.
3. Odour from kitchen extraction system effecting new tenants and existing residents in the vicinity.

Residential Development Standards

There would be three one-bed flats and six two-bed flats. All meet the baseline space standards but only three of the larger flats would be provided with any outdoor amenity area (in the form of balconies). It is appreciated that it will often be difficult to provide public amenity space in a town centre location and as these are all relatively small units the lack of amenity space for the flats without balconies is not seen as a reason for refusal.

Sustainability

New proposals such as this need to address the Sustainable Construction Checklist. The proposal will meet Code Level 3 of the Code for Sustainable Homes (for the flats) and BREEAM 'excellent' rating for the restaurant. PV panels on the roof will satisfy the 20% carbon offset requirement. Although not scoring high on the checklist points tally, important measures are included and it is appreciated that the town centre location does not allow for certain other measures.

Land use

Current housing policy welcomes family housing specifically but also states that smaller units will be acceptable in town centre locations such as this.

The main concern with this application is the loss of employment floorspace. The relevant policy in the Development Management Plan which is about to be adopted and is being used for development control purposes is DM EM 2. This states the following:

Retention of Employment

The Council seeks to retain land, sites and buildings which were last used for employment purposes, in employment use. The use of employment land for other purposes will only be permitted where:

(a) There is satisfactory evidence of completion over an extended period of time of a full and proper marketing exercise of the site at realistic prices both for the existing use and for redevelopment (if appropriate) for other employment uses; or suitable alternative evidence; and **either**

(b) A sequential approach has been applied to the development of the site as follows:

i) solely employment-based redevelopment;

ii) mixed-use or other alternative employment creating uses, where the employment floorspace is retained. Such sites should maximise the amount of affordable housing provided as part of the mix;

iii) **maximum provision of** affordable housing **in accordance with CP19**;

Or (c): The location has such exceptionally severe site restrictions due to very poor access and servicing arrangements that its continued employment use would be inappropriate.

Proposals for Mixed Use schemes must maintain or improve the amount of employment floorspace on site. Each proposal will be considered on its merits and the Council will take account of the following factors when considering mixed use applications:

i) the amount of employment floorspace;

ii) the type and mix of uses as existing and proposed;

iii) likely access, parking and traffic implications;

iv) compatibility with the policies for other land uses;

v) design quality;

vi) the type, size and tenure of residential provision which should be in accordance with policies and guidance in order to maximise the amount of affordable housing provision.

If the above steps have been applied and the Council accepts the site is unsuitable for continued employment or commercial use, or other employment generating uses then affordable housing should be maximised.

Planning permission was granted for the main building to become a hotel. In approving this it was taken into account that the proposal would be beneficial in relation to tourism policies as well as providing benefit to the local economy and improving the appearance of the site. Also of relevance was the provision of some 800 sq m of replacement modern employment floorspace in the three storeys of offices to be built adjoining, although over 2500 sq m of employment floorspace was being lost. However there was no condition requiring the offices to be built as part of the overall development.

This application relates to the part of the site which contained the recording studio which was ancillary to the main building. The removal of this part of the building results in the loss of some 120 sq m of employment floorspace. The policy allows for the loss of employment land where, firstly, there is satisfactory evidence of marketing over an extended period without

success. The applicants have provided evidence that vacant office space exists in the area. However there are no actual particulars /details for marketing of the approved office scheme in B1 or alternative employment generating uses. This is in the heart of Teddington and commercial/community and other town centre service uses appropriate to the mixed use area, where the Council seeks a mix of uses which primarily serve local needs, should be considered. It should also be noted that the marketing is expected to take place over an extended period of time, whereas permission has only existed since January 2011. It is also noted that the claims that offices are not viable are being made in an application made less than a year after the application, from the same applicant, proposing three storeys of offices. As a consequence of the above it is not considered that the first criterion (a) of the policy has been satisfied.

As well as satisfying criterion (a) it is also necessary to fulfill the requirements of (b) or (c). Criterion (c) is not considered relevant as there is good access and servicing to the site. Criterion (b) requires a sequential approach to proposed uses. In relation to this, it is not considered proven that a wholly employment use of the site is unfeasible as explained above. The next alternative is 'mixed-use or other alternative employment creating uses, where the employment floorspace is retained. Such sites should maximise the amount of affordable housing provided as part of the mix.' It is not denied that the restaurant use would provide some employment, but for the purposes of the Councils' policies it is not considered an employment use. Only private housing forms part of the application. The third in the sequence is affordable housing.

It was suggested to the applicant that the current great need for affordable housing might be considered a reason to accept the loss of employment even though considered contrary to criterion (a) of the employment policy. The applicant contacted local housing associations in relation to providing affordable housing on this site. It is stated that two were offered the site but did not respond and that a commercial developer has offered a greater amount. In addition the applicant has claimed that affordable housing would put off potential restaurant owners and that recent street riots add weight to their argument for consent for private housing.

As it is now clear that there is no intention to provide affordable housing there is no reason for the waiving of criterion (a). A possible solution put forward by the applicant was an alternative application involving the use of one of the floors as offices with a legal agreement stating that the Council would market it for two years and if unsuccessful the applicant would apply for residential use. It was suggested that such an application without the legal agreement might be accepted as the lost floorspace would be replaced by the one storey of offices, however this has been declined.

The application remains as submitted and for the reasons given it is not considered that criteria (a) or (b) of policy DM EM 2 are met and therefore that the proposal is contrary to that policy.

Planning Obligations Strategy

This scheme involves the removal of the B1 floorspace and replacement with A3 floorspace and nine flats. The expected contributions to infrastructure would be:

Transport	£17,184
Public Realm	£9,608.40
Health	£2,077.11
Primary Education	£11,809
Secondary Ed	£7,061

5% Management £2,386.98

Total £50,126.49

It is acknowledged that the applicant is contributing to the public realm by paying for environmental improvements nearby by virtue of a legal agreement attached to the original permission and therefore this is not being requested, giving a new total of

£40,037.66

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

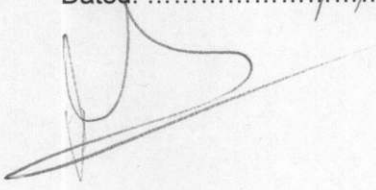
Case Officer (Initials): SGS

Dated: 14/9/11


I agree the recommendation:

Team Leader/Development Control Manager

Dated: 15.9.11



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: 15/09/11



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

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS:	
INFORMATIVES:	

ADDITIONAL NOTES CONTINUED FROM ABOVE:

Professional Comments:

12/21/11
[Signature]
38,131.11
1,906.55