

**Application reference: 12/2310/FUL**  
**SOUTH TWICKENHAM WARD**

Date application received	Date made valid	Target report date	8 Week date
19.07.2012	06.08.2012	01.10.2012	01.10.2012

**Site:**

St Marys University College, 268 Waldegrave Road, Twickenham, TW1 4SX

**Proposal:**

Proposed temporary installation of ~~2~~ <sup>1</sup> No. portacabin structures to provide additional teaching space for a maximum of 3 years.

*Amended on CAR3*

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

**APPLICANT NAME**

Mr Andrew Wright  
268 Waldegrave Road  
Twickenham  
TW1 4SX

**AGENT NAME**

Mr John Pegg  
25 Riverside Building  
Trinity Buoy Wharf  
Orchard Place  
London  
E14 0JY

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

**Consultations:**

**Internal/External:**

**Consultee**  
14D Urban D

**Expiry Date**

22.08.2012

**Neighbours:**

- 56 Strawberry Hill Road, Twickenham, TW1 4PY, - 08.08.2012
- 275 Waldegrave Road, Twickenham, TW1 4SU, - 08.08.2012
- 273 Waldegrave Road, Twickenham, TW1 4SU, - 08.08.2012
- 271 Waldegrave Road, Twickenham, TW1 4SU, - 08.08.2012
- 269 Waldegrave Road, Twickenham, TW1 4SU, - 08.08.2012
- 265 Waldegrave Road, Twickenham, TW1 4SU, - 08.08.2012
- 267 Waldegrave Road, Twickenham, TW1 4SU, - 08.08.2012
- 263 Waldegrave Road, Twickenham, TW1 4SY, - 08.08.2012
- 261 Waldegrave Road, Twickenham, TW1 4SY, - 08.08.2012

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

*- FOR HISTORY SEE  
RICHERMAP PRINTOUTS.*

Development Management  
Status: GTD  
Date: 15/05/2000

Application: 00/T0511  
Black Poplar - Reduce By Up To 60

Development Management  
Status: GTD  
Date: 15/05/2000

Application: 00/T0512  
Black Poplar - Reduce By Up To 60

Development Management  
Status: GTD  
Date: 15/05/2000

Application: 00/T0513  
Black Poplar - Reduce By Up To 60

<u>Development Management</u> Status: GTD Date:08/01/2001	Application:00/T1874 Yew T43 - Lightly Selectively Prune Lower Branches Growing Over Paved Area Retaining Natural Shape Of Tree
<u>Development Management</u> Status: RNO Date:23/01/2001	Application:00/3442 Proposed Telecommunications Base Station To Provide Mobile Telephone Coverage.
<u>Development Management</u> Status: GTD Date:22/06/2001	Application:01/0361 Demolition Of Existing Teaching Accommodation. Erection Of
<u>Development Management</u> Status: REF Date:20/04/2001	Application: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.
<u>Development Management</u> Status: WNA Date:21/06/2001	Application:01/1074 Proposed Temporary Teaching Accommodation, To Be Removed Subject To Planning Application 01/0361/ful When Completed.
<u>Development Management</u> Status: GTD Date:18/07/2001	Application: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.
<u>Development Management</u> Status: GTD Date:02/08/2001	Application:01/1197 Installation Of Radio Equipment Housing.
<u>Development Management</u> Status: GTD Date:18/04/2002	Application:01/2924 Erection Of Acrylic Covers To Protect Antelope Figures On Staircase.
<u>Development Management</u> Status: GTD Date:18/04/2002	Application:02/T0610 English Oak - Remove Snapped Branch In Upper Canopy
<u>Development Management</u> Status: GTD Date:18/04/2002	Application:02/T0611 Sycamore - Fell
<u>Development Management</u> Status: GTD Date:18/04/2002	Application:02/T0612 Elm - Fell
<u>Development Management</u>	Application:02/T0613

Building Control  
Deposit Date:  
19.05.2005  
Reference:  
05/0996/IN

Café building

Building Control  
Deposit Date:  
07.09.2005  
Reference:  
05/1831/IN

New Physiotherapy Room

Building Control  
Deposit Date:  
16.10.2006  
Reference:  
06/2201/IN

New temporary CCCA building

Building Control  
Deposit Date:  
18.10.2006  
Reference:  
06/2245/IN

Refurbishment to the ground floor of J block

Building Control  
Deposit Date:  
20.10.2006  
Reference:  
06/2255/IN

Divide existing student IT room into smaller room. New glass partitioning

Building Control  
Deposit Date:  
22.12.2006  
Reference:  
06/2690/IN

New lift

Building Control  
Deposit Date:  
15.03.2007  
Reference:  
07/0584/IN

Refectory extension (N Block)

Building Control  
Deposit Date:  
27.06.2007  
Reference:  
07/1373/FP

Relocation of entrance, reinstating to original location on external facade  
(Theatre Building)  
INVOICE OUTSTANDING - DO NOT ISSUE COMPLETION CERTIFICATE.

Building Control  
Deposit Date:  
20.02.2008  
Reference:  
07/1373/FP/1

Relocation of entrance, reinstating to original location on external facade  
(Theatre Building)

Building Control  
Deposit Date:  
03.06.2008  
Reference:  
08/1165/IN

New Shannon toilets and corridor refurbishment project/N-block building

Building Control  
Deposit Date:  
24.04.2009  
Reference:  
09/0620/IN

Conversion of existing student bedrooms into academic office  
accommodation (First Floor, G Block)

Building Control

Deposit Date:  
01.09.2009  
Reference:  
09/1449/IN

Refurbishment of existing redundant small kitchen and ancillary space, provide new 106 No. Seat and 2 No. Disabled space lecture theatre and small open plan office space

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Building Control

Deposit Date:  
10.02.2010  
Reference:  
10/0256/IN

Creation of new sporting facilities and remodelling of existing

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Enforcement

Opened Date:  
31.07.2002  
Reference:  
02/00258/EN

Enforcement Enquiry

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Enforcement

Opened Date:  
28.07.1994  
Reference:  
94/00066/EN

Enforcement Enquiry

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Enforcement

Opened Date:  
10.03.2006  
Reference:  
06/0105/EN/UBW

Enforcement Enquiry

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**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): ESH

Dated: 27/9/12

**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>	<div style="text-align: center;"> <p>see </p> </div>
<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:**

**12/2310/FUL**  
**St Marys University College**  
**Twickenham**

**Site, history**

The site comprises the education, residential and ancillary buildings to the college.

Part of the site (south) is within the Waldegrave Park Conservation Area and the northwest section of the site lies adjacent to the Strawberry Hill Conservation area. The Chapel is a Grade II listed building and the 'Chapel in the woods' and northern section of the college (Strawberry Hill House) are Grade I listed buildings. A number of other buildings are locally listed (BTMs) and there are a number of trees protected on the site.

There is extensive history on the site but none considered to be directly relevant to the consideration of this application.

**Public and other representations**

None received.

**Amendments**

Following concerns raised by the Transport Planner the 'portacabin' at the front of the site (fronting Waldegrave Road) was removed from consideration.

It was not considered necessary to re-consult given that the proposal has been reduced in scope.

**Professional comments**

Land Use

Policy CP 18 (Education & Training) encourages the improvement and provision of educational facilities, subject to compliance with other policies. The site is clearly in educational use & the proposal is considered an opportunity to preserve the learning accommodation which currently exists whilst building works take place.

Although the cabin at the rear would be adjacent to MOL, it is not considered that the proposal would have an undue impact, given its size, siting and temporary nature, upon the openness of the MOL.

Appearance

The proposal is a 'portacabin' type structure, with a footprint of 31m<sup>2</sup> and height (flat roofed) of 3m. It would be sited to the rear of the site so there would not be any impact upon the street scene. Furthermore, as this is not a standard of design that would be acceptable for a permanent feature the application is for a temporary period of time and any harm which might occur to the area will not be permanent. Overall, given the external appearance of the building and its temporary nature, (the applicant seeks permission for 3 years) it is considered appropriate in this setting.

Transport

During the course of the application the *Transport Officer* raised concerns about the implication around the car parking and cycle parking facilities. As a result of these concerns the cabin at the front of the site (proposed to be located on parking spaces) was removed from consideration (see email 27<sup>th</sup> September from applicant).

The cabin at the rear, whilst it would be in the position of an existing cycle facility, the Transport Officer, noting that this rack is not in the most accessible location on the

site, has not raised objections to the proposal provided that a condition is imposed to require the re-provision of cycle facilities elsewhere in the site.

Other matters

There are no implications for surrounding trees or the amenities of surrounding residents given the separation distances. Furthermore, there are no sustainability issues or constraints given the size of the proposal.

Conclusion

Subject to conditions, the proposed temporary building on this part of the site would not detract from the character and appearance or setting of the surrounding buildings or the Metropolitan Open Land. Furthermore, there would not be any impact upon the amenities of surrounding residents, car and cycle parking facilities.

**Recommendation**

Approve.