

Application reference: 10/1691/DD01 SOUTH TWICKENHAM WARD

| Date application received | Date made valid | Target report date | 8 Week date |
|---------------------------|-----------------|--------------------|-------------|
| 16.07.2012 | 17.07.2012 | 11.09.2012 | 11.09.2012 |

Site:

37 Hamilton Road, Twickenham, ,

Proposal:

Details pursuant to conditions 4 (External Details) and 17 (Construction Method Statement) of planning application 10/1691/FUL, Allowed on appeal Ref: APP/L5810/A/11/2147776 dated 05/07/2011.

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

APPLICANT NAME

Mr Matthew Rockel
20 Mortlake High Street
London
SW14 8JN
UK

AGENT NAME

Mr Christopher Richards
Acanthus LW
Voysey House
Barley Mow Passage
Chiswick
Greater London
TW8 8BL
United Kingdom

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

Consultations:

Internal/External:

Consultee

14D Urban D
LBRUT Transport
LBRUT Environmental Health

Expiry Date

08.08.2012

Neighbours:

Mr Robert O'Connor, 49 Talbot Road, Twickenham, TW2 6SJ, - 25.07.2012
Ms Cathy Cooper, 49 Talbot Road, Twickenham, TW2 6SJ - 25.07.2012
Ms Ruth Rouse, 51 Talbot Road, Twickenham, TW2 6SJ, - 25.07.2012
Mr Jason Stochs, 47 Talbot Road, Twickenham, TW2 6SJ, - 25.07.2012

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

Development Management

Status: GTD

Date: 26/11/2002

Application: 02/2983

Erection Of A Two Storey Dwelling House At The End Of The Terrace.

Development Management

Status: GTD

Date: 21/03/2003

Application: 03/0288/FUL

Erection Of A Dwelling House At End Of Terrace (amendment To Planning Permission 02/2983/ful).

Development Management

Status: REF

Date: 16/03/2006

Application: 05/3089/FUL

Proposed Redevelopment Of The Site To Provide 29 No. Residential Units, 6 No. Work/Live Units And 34 Car parking Spaces.

| | |
|-----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <u>Development Management</u> Status: WDN Date:22/05/2006 | Application:06/0548/CAC Demolition Of Two Main Buildings On Site And Maintain The Third Remaining Building. |
| <u>Development Management</u> Status: REF Date:19/03/2007 | Application:06/3890/FUL Part Demolition And Part Refurbishment Of The Site To Provide 31 No. Residential Units, 1 No.B1 Work/Live Unit And 32 Car parking Spaces. |
| <u>Development Management</u> Status: NRE Date:20/04/2007 | Application:06/4229/CAC Demolition Of Site Buildings. |
| <u>Development Management</u> Status: NRE Date:01/10/2009 | Application:08/2870/FUL Conversion of existing redundant industrial building into 21 flats, demolition of minor buildings and structures and construction of 6 new residential units, with 24 car parking spaces. |
| <u>Development Management</u> Status: NGT Date:01/10/2009 | Application:08/3000/CAC Conversion of existing redundant industrial building into 21 flats, demolition of minor buildings and structures and construction of 6 new residential units, with 24 car parking spaces. |
| <u>Development Management</u> Status: GTD Date:23/03/2009 | Application:08/3871/COU Temporary retention of a trailer in the rear yard to demonstrate the production of Biodiesel for a period of two years. |
| <u>Development Management</u> Status: NRE Date:17/05/2011 | Application:10/1691/FUL Conversion of existing redundant industrial building into 21 flats, demolition of minor buildings and structures and construction of 6 new residential units, with 24 car parking spaces. |
| <u>Development Management</u> Status: NRE Date:17/05/2011 | Application:10/1692/CAC Conversion of existing redundant industrial building into 21 flats, demolition of minor buildings and structures and construction of 6 new residential units, with 24 car parking spaces. |
| <u>Development Management</u> Status: PCO Date: | Application:10/1691/DD01 Details pursuant to conditions 4 (External Details) and 17 (Construction Method Statement) of planning application 10/1691/FUL, Allowed on appeal Ref: APP/L5810/A/11/2147776 dated 05/07/2011. |
| <u>Development Management</u> Status: REC Date: | Application:10/1692/DD01 Details pursuant to condition 2 of planning application 10/1691/FUL, Allowed on appeal Ref: APP/L5810/A/11/2147776 dated 05/07/2011. |

Appeal
Validation Date:
03.04.2007
Reference:
07/0038/AP/REF

Part Demolition And Part Refurbishment Of The Site To Provide 31 No.
Residential Units, 1 No.B1 Work/Live Unit And 32 Car parking Spaces.

Appeal
Validation Date:
03.04.2007
Reference:
07/0039/AP/NON

Part Demolition Of The Site.

Appeal
Validation Date:
12.08.2009
Reference:
09/0111/AP/NON

Conversion of existing redundant industrial building into 21 flats, demolition of
minor buildings and structures and construction of 6 new residential units,
with 24 car parking spaces.

Appeal
Validation Date:
12.08.2009
Reference:
09/0112/AP/NON

Conversion of existing redundant industrial building into 21 flats, demolition of
minor buildings and structures and construction of 6 new residential units,
with 24 car parking spaces.

Appeal
Validation Date:
21.02.2011
Reference:
11/0041/AP/NON

Conversion of existing redundant industrial building into 21 flats, demolition of
minor buildings and structures and construction of 6 new residential units,
with 24 car parking spaces.

Appeal
Validation Date:
21.02.2011
Reference:
11/0042/AP/NON

Conversion of existing redundant industrial building into 21 flats, demolition of
minor buildings and structures and construction of 6 new residential units,
with 24 car parking spaces.

Building Control
Deposit Date:
07.02.2003
Reference:
03/0237/FP

New house (built under land adj. 35 Hamilton Road)

Building Control
Deposit Date:
26.03.2003
Reference:
03/0237/1/FP

New house.
(Built under Land adj. 35)

Enforcement
Opened Date:
15.08.2008
Reference:
08/0484/EN/UCU

Enforcement Enquiry

Enforcement
Opened Date:
08.06.2012
Reference:
12/0314/EN/UBW

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): SA

Dated: 23/10/12

I agree the recommendation:

Team Leader/Development Control Manager

Dated: 25/10/12

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

SUMMARY OF CONDITIONS AND INFORMATIVES

| | |
|----------------------|--|
| CONDITIONS: | |
| INFORMATIVES: | |

ADDITIONAL NOTES CONTINUED FROM ABOVE:

Notes of Telephone calls/discussions/meetings

DATE

ACTION

File Reference: 10/1691/DD01
Address: 37 Hamilton Road, Twickenham.

Proposal:

The 'parent' permission was granted on appeal on 5th July 2011 for a development described as –

'Conversion of existing redundant industrial building into 21 flats, demolition of minor buildings and structures and construction of 6 new residential units, with 24 car parking spaces'.

This submission seeks to discharge the requirements of Conditions 4 (External Details) and 17 (Construction Method Statement).

Representations:

Representations have been received from local residents objecting to and commenting the Construction Method Statement.

Amendments:

An amended construction method statement was received following consultation response from the Transport Officer.

Professional comments:

Condition 4 - External Details

Notwithstanding condition 2 above, no development shall take place, including any works of demolition, until details of the following have been submitted to and approved in writing by the local planning authority; new metal windows (including colour), steel stairs, landings and bridges, high level screens, balconies, balustrading, rainwater goods, entrance glazing, entrance signage, entrances to flats, dormers, pv panels, timber doorways and windows frames, soffits. Development shall be carried out in accordance with the approved details.

(N.B. – condition 2 relates to the approved plans)

When a comparison is made between the submitted plans pursuant to this condition and that approved by the Inspector it is clear that there have been numerous, material, amendments made such that it is materially different from that approved. As such, this condition cannot be discharged.

For example, the changes made include the entrance canopy on the approved drawings was at an angle whereas the proposed on drawing PL401 is now shown to run the length of the rear elevation of Building 1. Further changes include the introduction of new / amended entrances, alterations to windows and openings, alterations to and increase in height of roof over building 2, references to the demolition and re-building of walls in contrast to the permitted repairs, enlarged dormer windows on the southern courtyard elevation.

Condition 17 – Construction Method Statement

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing, by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The statement shall provide for:

- i) the parking of vehicles of site operatives and visitors;
- ii) loading and unloading of plant and materials;
- iii) storage of plant and materials used in constructing the development;

- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- v) wheel washing facilities;
- vi) measures to control the emission of dust and dirt during construction;
- vii) a scheme for re-cycling / disposing of waste resulting from demolition and construction works; and
- viii) the method of construction for the foundations, including method statement for piling is applicable.

The CMS states that whilst operatives will be encouraged to use public transport, temporary parking for 12 vehicles will be provided on site in order to prevent an overspill into neighbouring streets – the majority of which aren't part of a CPZ. The Council's Transport Officer has requested information as to how the site will be laid out, in this respect it is noted that the originally submitted information did not show how vehicles will turn in the site and where this operative parking will be. In the same respect, a site layout plan was needed to demonstrate how and where plan and materials will be stored during the course of the development. An amended and updated plan has been received which seeks to address these matters. The Transport Officer has assessed this information and whilst an improvement, this part of the CMS cannot be approved as it is not possible to assess whether the turning area is sufficient for the largest vehicles expected and therefore whether the temporary parking area would be compromised by the turning of vehicles.

In respect of ii), the CMS states that HGV's will approach the site from the west via Staines Road and Colne Road to avoid Marsh Farm Road together with the railway bridge at the eastern end of Colne Road. The Council's Transport Planner asked for additional information in respect of the size of vehicles and how they will get to the site, i.e. the actual route to be taken, the turning within the site (see preceding paragraph), the management of (including times of deliveries) delivery vehicles. This additional information was requested of the agent and forms part of the updated CMS. The Council's Transport Planner considers that the information is still lacking or unsatisfactory, in particular, despite representations and a conversation regarding the hours of delivery with the hours suggested being outside of the hours 9.15 to 14.30 and 16.00 and 17.00 advised as being suitable by the Transport Officer, the applicant has changed these to 9.00 -14.45 which the Transport Officer does not consider to be acceptable. Therefore, by reason of these timings and the length of vehicles employed, noting that the Transport Officer considers that it is not possible to assess from the plan submitted whether the area which has been designated for construction vehicle turning is sufficient for the largest vehicles which are due to enter the site.

The CMS also states that a temporary fence will be installed as required to maintain security. The updated site layout plan identified the extent and type of fencing that is proposed. This amended plan would have been sufficient to discharge the requirement of iv) and as it provides for a solid 2.4m high fence along the perimeter of the site to protect against the emission of dust and dirt (together with the other dust suppression measures set out in the CMS) is also considered acceptable and point vi) of the condition could also have been said to have been discharged had all other aspects of the proposal been acceptable.

In respect of vi), the Council's Scientific Officer has confirmed that the methodology provided for the removal of the asbestos roofing is acceptable. However, evidence has been provided by local residents to demonstrate that this methodology was not followed correctly.

The revised site layout plan identified the location of the wheel washing facilities. These are set within the site to ensure that the mud and water will be clear of the vehicle before it reached the public highway and temporary falls to a collection pit to prevent mud run-off from the site.

Point vii) of the condition also requires details of a scheme for the recycling and disposal of waste resulting from demolition and construction works.

The final aspect of the condition is relating to the type of foundations to used. The CMS states that the piling will be bored using a continuous flight auger rig. The Council's Environmental Health Officer has confirmed that this method is suitable and would have enabled the discharge of this part of the relevant condition.

Overall, the revised CMS addresses many of the issues raised but there remain outstanding issues which have been raised by the Transport Officer and therefore the condition cannot be discharged at present.

Conclusion.

Refuse.