

Building Control  
Deposit Date:  
02.10.1997  
Reference:  
97/1462/FP

Refurbishment of existing and internal alterations for new toilets.

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Building Control  
Deposit Date:  
06.05.1998  
Reference:  
98/0753/FP

Lecture theatre (G 7) refurbishment.

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Building Control  
Deposit Date:  
24.07.1998  
Reference:  
98/1263/FP

Internal alterations to M block

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Building Control  
Deposit Date:  
24.11.1998  
Reference:  
98/1969/FP

Conversion of offices to study-bedrooms with bathroom & kitchen (G Block)

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Building Control  
Deposit Date:  
21.12.1998  
Reference:  
98/2085/FP

Alteration of gents toilet to office (Room 6) (B Block)

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Building Control  
Deposit Date:  
26.01.1999  
Reference:  
98/1969/1/FP

Conversion of offices to study-bedrooms with bathroom & kitchen (G Block)

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Building Control  
Deposit Date:  
26.04.1999  
Reference:  
99/0711/FP

Internal alterations and fit out to entrance foyer

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Building Control  
Deposit Date:  
11.06.1999  
Reference:  
99/0999/FP

Internal alterations (to include laboratory fit out) at second floor level.

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Building Control  
Deposit Date:  
30.07.1999  
Reference:  
99/0999/1/FP

Internal alterations (to include laboratory fit out) at second floor level.

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Building Control  
Deposit Date:  
20.09.1999  
Reference:  
99/1340/FP

Internal alterations at second floor level (J Block).

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Building Control  
Deposit Date:  
15.03.2004  
Reference:  
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

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Building Control

Construction of new binstore adjacent to Block E

Deposit Date:  
15.03.2004  
Reference:  
04/0521/FP

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Building Control

Formation of opening in wall & insertion of two no beams

Deposit Date:  
08.04.2004  
Reference:  
03/2476/RS1/FP

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Building Control

Conversion of Block L outbuildings to form offices.

Deposit Date:  
22.04.2004  
Reference:  
04/0800/IN

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Building Control

Internet Café

Deposit Date:  
19.04.2005  
Reference:  
05/0779/IN

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Building Control

Café building

Deposit Date:  
19.05.2005  
Reference:  
05/0996/IN

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Building Control

New Physiotherapy Room

Deposit Date:  
07.09.2005  
Reference:  
05/1831/IN

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Building Control

New temporary CCCA building

Deposit Date:  
16.10.2006  
Reference:  
06/2201/IN

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Building Control

Refurbishment to the ground floor of J block

Deposit Date:  
18.10.2006  
Reference:  
06/2245/IN

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Building Control

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

Deposit Date:  
20.10.2006  
Reference:  
06/2255/IN

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Building Control

New lift

Deposit Date:  
22.12.2006  
Reference:  
06/2690/IN

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Building Control

Refectory extension (N Block)

Deposit Date:  
15.03.2007  
Reference:  
07/0584/IN

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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

Building Control  
Deposit Date:  
10.02.2010  
Reference:  
10/0256/IN

Creation of new sporting facilities and remodelling of existing

Enforcement  
Opened Date:  
31.07.2002  
Reference:  
02/00258/EN

Enforcement Enquiry

Enforcement  
Opened Date:  
28.07.1994  
Reference:  
94/00066/EN

Enforcement Enquiry

Enforcement  
Opened Date:  
10.03.2006  
Reference:  
06/0105/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 (temp)
- 3. FORWARD TO COMMITTEE

Case Officer (Initials): ... GSH ...

Dated: 29/10/12

**I agree the recommendation:**

Team Leader/Development Control Manager

Dated: 29/10/12

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: .....

<b>REASONS:</b>
<b>CONDITIONS:</b> <i>see CAPS</i>
<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:**

12/2839/FUL  
St Marys University College  
Twickenham

**Site, history and proposal**

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, that which is relevant to this part of the application is set out below.

Under references 06/2073/FUL and 09/2723/FUL, temporary permission was granted for the erection of a single storey temporary modular building to provide teaching, office and storage accommodation for a periods of 3 years.

This permission expires on 9<sup>th</sup> December 2012 in and as such the college are seeking to renew the consent to retain the building for a further period of three years.

**Public and other representations**

A site notice was posted at the application site and an advert was placed in the newspaper. No representations received.

**Amendments:**

Although the application was to renew the extant planning permission, it is noted that the submitted plans are materially different when compared to those previously approved – notably the provision of access ramps. As such, the description of the development has been amended to more correctly reflect the proposal –

Original description –

'Renewal of previously approved application 09/2723/FUL Granted 09/12/2009 for Retention of a single storey temporary modular building, providing teaching, office and storage accommodation on land within St Mary's University College'.

Revised description -

'Retention of a single storey temporary modular building, providing teaching, office and storage accommodation on land within St Mary's University College'

It was not considered necessary to re-consult on this change of description given the nature of the change and the location of the building compared to the nearby residents.

**Professional comments**

The key consideration for this application is whether there have been any material changes in circumstance since the approval in 2009 to warrant withholding permission and to assess the changes to the plans, most notably the provision of the access ramps.

In this respect, the most important change in circumstances is the changes to the Policy framework. Since December 2009, the Council's Development Management Plan and the wider National Planning Policy Framework have been introduced.

#### Appearance

The main reason for the condition restricting the consent period is due to the fact that the building was not considered suitable for permanent retention in this location.

Site visits reveal that the building is still in an acceptable state and has not fallen into a state of disrepair. Furthermore, that the additional structures are similarly acceptable.

Although guidance advises against repeated renewals of temporary buildings, in this particular case, noting the stated policy objective of supporting educational facilities, the design and external appearance of the building and its temporary nature, (the applicant has confirmed that another 3 years is acceptable) it is considered appropriate in this setting and that a further 3 year period can be justified.

#### Other matters

When assessing the previous applications, no adverse impacts were identified in terms of impact on MOL, the conservation area, the BTM's, and listed buildings on site. Furthermore, given its position (sandwiched between the K and J block) it would be barely visible from the public domain and would not have an impact on residential amenity. There are no implications for surrounding trees. The additional structures compared to the permitted scheme, are not considered to raise any adverse issues in respect of these material considerations.

#### Conclusion

The retention of the temporary modular building on this part of the site would not detract from the character and appearance or setting of the listed buildings, BTM's, the wider surrounding area and the amenities of neighbouring properties, furthermore there have not been any material changes to the Policy framework such that an alternative view should be taken.

#### **Recommendation**

Approve.