

**Application reference: 05/1493/FUL/ FUL**  
**SOUTH TWICKENHAM WARD**

Date application received	Date made valid	Target report date	8 Week date
03.05.2005	03.05.2005		28.06.2005

**Site:**

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

**Proposal:**

Proposed external landscape upgrade to include: 1. Chapel Courtyard upgrade: i) new bins, benches, lighting, cycle racks, shelters and bollards. ii) new planting scheme including pruning back of existing planting, iii) new paved area. 2. General campus areas: replacement of benches and bins. 3. General Campus area: external notice management system.

**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**

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

**Consultations:**

**Internal/External:**

LBRUT Urban Design | LBRUT Trees Preservation Officer

**Neighbours:**

**History:**

01/0803/FP Roof mounted unmanned telecommunications cabin, equipment & aerial array  
01/1148/FP Single storey laundrette extension and alterations to kitchen store.  
01/1875/AI Erection 3/4 storey teaching & office accommodation building  
02/1667/AI Disabled access works.  
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

1/1185/1/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)
98/1968/1/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 colonnade 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
03/2478/RS1/FP	Formation of opening in wall & insertion of two no beams
04/0800/IN	Conversion of Block L outbuildings to form offices.
05/0779/IN	Internet Café
05/0996/IN	Café building
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 1 <sup>st</sup> Block, Conversion Of Section Of Bin Store To Launderette In 1 <sup>st</sup> Block. Alterations To Kitchen Area In 1 <sup>st</sup> 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 Excels or) - 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.
04/0293	Temporary Erection Of Porta-cabin For Changing Room And Storage On Land Adjacent To The Existing Sports Hall.
04/0339	Erection Of Additional Halls Of Residence Adjoining And Linked To The Existing Halls Of Residence. Associated New Layout For Car Parking, Cycle Parking, Hard And Soft Landscaping.
02/1792/DD01	Details Pursuant To Conditions Bd11u (miscellaneous Details) And Ns02u (non Standard) To Planning Permission 02/1792/ful.
04/0904	External Elevational Alterations Including Glazed Enclosure To Cloisters To Facilitate (1) Conversion Of Chapel Undercroft And Extension Of Existing Learning Resource Centre To Form An Internet Cafe and (2) ramped disabled access to chapel entrance.
04/1007	Conversion And Rebuilding Of Block L Outbuildings To Offices.
04/1085	Erection Of Hazardous Chemical Store.
89/2232/FUL	Single Storey Roof Top Extension To Provide New Vivarium.
89/2233/FUL	Construction Of New Fire Escape Stair Within Existing Building. Replace Existing Roof To Highway With Glass & Steel. Staircase Enclosure At Roof Level To Be Brick/glass.
89/2234/LBC	Construction Of New Fire Escape Stair Within Existing Building. Replace Existing Roof In Highway With Glass & Steel. Staircase Enclosure At Roof Level To Be Brick/glass.
89/2235/LBC	Single Storey Roof Top Extension To Provide New Vivarium.
90/1683/FUL	Provision Of New Bin Store Area & Pergola.
90/2098/FUL	Conversion Of Bath Houses At Clive Hostel To Form Additional Student Bedrooms & 2 No. First Floor Extensions Comprising 8 Student Bedrooms.
91/2032/FUL	Erection Of 1 No. 3/4 Storey Building And 1 No. 3 Storey Building Comprising 106 No. Student Study/bedrooms. Formation Of 6 No. Parking Spaces At Front With New Access Thereto And 16 No. Parking Spaces At Rear. New Pathways And Landscaping
91/2038/FUL	2 No. Single Storey Extensions To Kitchen Store And Servery Area.
91/1543/S64	Alterations To Kitchen, Servery And New Goods Entry.
91/2032/DD01	Details Pursuant To Condition Ns01 (non Standard), Bd10 (sample Panels) And Partially Pursuant To Condition Bd05 (materials) Of Planning Consent 91/2032 Dated 24.2.92.
91/2032/DD02	Details Pursuant To Condition Dv17 (bin Enclosure) Of Planning Consent 91/2032/ful Dated 24/2/92.
91/2032/DD03	Details Pursuant To Condition Bd05 (materials), La11 (landscaping) & Pk06 (cycle Parking) Of Planning Consent 91/2032/ful Dated 24/2/92.
92/0468/FUL	Extension And Refurbishment Of Student Union Toilet Accommodation.
92/1441/DD01	Details Pursuant To Condition La11 (landscaping) & Bd05 (materials) Of Planning Consent 92/1441 Dated 30/9/92.
92/1595/S192	Internal Alterations To Facilitate A Temporary Bar Arrangement And Appropriate Fire Protection And Escape Work.
92/0754/FUL	Extension And Refurbishment Of Gymnasium.
92/1441/FUL	Formation Of 6 No. Relocated Car Parking Spaces To Rear Of New Hostels And Adjustment To Layout Of Approved Scheme (variation Of Condition Pk02 Attached To Planning Application Ref. 91/2032/ful Dated 24 February 1992).
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 Alterations 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 (materials) Of Planning Permission 94/1549/ful Dated 4/8/94

7/1549/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
04/1546/FUL	Erection Of Tennis Hall - Amendment To Planning Consent 94/0397/ful
04/2140/FUL	Installation Of G-concrete 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.
95/2318/S191	Extension To Existing Tennis Hall To Provide Wind And Dust Control Lobby & Store Area For Equipment.
95/T2659/CA	Fell Robin 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 Refurbishment Of Front Facade. (new Cramps, Minor Stone Repairs Etc.)
97/0029	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
97/0030	Sycamore - Fell Dead Or Dying Stems
97/T6658	Alterations To Existing Toilet And Store Area To Provide Additional Toilet Facilities.
97/1320	Tree No. T75 Sycamore - Prune Branches Overhanging 8 Clive Road
97/T7516	T28 - Ailanthus Altissima - 30. Crown Reduction And Removal Of Damaged Limb Over Car Park
98/T1470	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 04/0339/FUL dated 29.04.2004
02/1792/DD04	Details pursuant to condition LB12A (archaeology) for planning permission 02/1792/FUL dated 14/11/2002.
04/2746/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; installation of double doors.
04/0339/DD02	Details pursuant to conditions BD12 (in part (window frame finish and glazed insert panel) and PK06A (Cycle Parking) of planning permission 04/0339/FUL dated 29.04.2004
04/0339/DD03	Details pursuant to condition BD12 (in part (external hard surfacing) of planning permission 04/0339/FUL dated 29.04.04.
04/0339/DD04	Details pursuant to condition LA09U (planting) of planning permission 04/0339/FUL dated 29.04.04
04/0339/DD05	Details pursuant to condition DV28 (External Illumination) and BD12 (in part (external hard surfacing) of planning permission 04/0339/FUL dated 29.04.04.
05/0406/FUL	Proposed new cafe building (including external seating area) to overlook the athletics track

0805/FUL Erection Of A New Portacabin Type Physiotherapy Rooms Adjacent To The Existing Sports Hall 'R Block'.

05/0932/FUL Erection of tensile canopy within courtyard against the existing buildings. Erection of a glazed screen, lighting, heating and resurfacing of courtyard hardstanding.

04/0339/DD06 Details pursuant to BD\*2 in part (staircase roofs) of planning permission 04/0339/FUL dated 29.04.04.

05/1492/LBC Proposed external landscape upgrade to include: 1. Chapel Courtyard upgrade: i) new bins, benches, lighting, cycle racks, shelters and bollards. ii) new planting scheme including pruning back of existing planting, iii) new paved area. 2. General campus areas: replacement of benches and bins. 3. General Campus area: external notice management system.

05/1493/FUL Proposed external landscape upgrade to include: 1. Chapel Courtyard upgrade: i) new bins, benches, lighting, cycle racks, shelters and bollards. ii) new planting scheme including pruning back of existing planting, iii) new paved area. 2. General campus areas: replacement of benches and bins. 3. General Campus area: external notice management system.

02/00258/EN Enforcement Enquiry

04/00066/EN Enforcement Enquiry

**Constraints:**

**Main development plan policies:**

UDP - First Review ENV 9, 10, BLT 3, 11, 14, CCE 8

**Site, history and proposal:**

The overall site is a college campus, within which, as part of a group of buildings down its west side, stands a chapel building which is currently being considered for Listing. In front of the chapel (i.e. to the west) is a hard surfaced 'piazza', much used by pedestrians on site since it lies on a busy north-west route. To the west of the 'piazza' is a group of trees within which sits the Listed Chapel in the Woods. *Other listed buildings at north end of the building group.*

It is proposed to carry out hard landscaping works to the 'piazza', including installation of cycle racks, bollards, wall lights, lighting columns, benches and litter bins. There are some existing raised planters, which will be replanted or have their plants pruned – two of the affected trees have TPO's. A rectangular central area is to be re-paved with yorkstone slabs. It is also proposed to install notice display units around the campus, as well as a number of benches and bins.

The application was originally accompanied by 05/1492/LBC, but this was considered unnecessary in view of the limited scope of the works near any of the site's Listed Buildings.

**Public and other representations:** None received.

*-actually*

**Professional comments:**

The notice display units potentially require Advertising Consent, and thus do not need express planning permission. In view of their being well within the site, ADV Consent is not required (see Schedule 2, Class B of the advert regs)

The design of all the furniture proposed is considered acceptable on the campus. The benches and bins which are not within the 'piazza' are generally rather scattered and would have limited visual impact. Those close to Listed Buildings are considered visually acceptable and of such a small scale and essentially temporary nature as not to compromise the historical or architectural character of the buildings.

The proposed yorkstone paving would be a reasonable match to that used in the Chapel. This item is considered acceptable subject to a condition requiring bonding details.

The Council's Tree Officer is generally satisfied with the proposals, but wishes any works to the protected trees to be channelled through the TPO system rather than be approved as part of this application.

Conclusion:

The proposed development would enhance the appearance of the site and would not have a detrimental impact on the setting of the site buildings, some of which are Listed.

I therefore recommend PERMISSION subject to the following conditions and informatives:-

**Standard conditions:**

AC01

**Non-standard conditions:**

NS01 - Any areas of new paving shall not be carried out other than in accordance with details to be submitted to and approved by the Local Planning Authority, such details to specify the slab size and bonding pattern. Reason: To ensure that the proposed development is in keeping with its surroundings and to protect the appearance of the area.

**Standard informatives:**

- IE05A - Noise control - building sites
- IH06A - Damage to public highway
- IL10 - Building regulations
- IL12 - Approved drawing Nos - '81066/901A, 81066/902A and 81066/903-2 received on 3 May 2005; amended chapel forecourt layout (bins relocated and yorkstone specified) received on 27 June 2005.'
- IL16 - Relevant policies - 'ENV 9, 10, BLT 3, 11, 14, CCE 8'
- IL19 - Summary reason for granting pp - 'The proposed development <sup>the setting of</sup> would enhance the appearance of the site and would not have a detrimental impact on the setting of the site buildings, some of which are Listed.'
- NI01 - The applicant is advised that notwithstanding the submitted drawings and schedules, nothing in this notice shall override the provisions of TPO 497 which affects the application site including two trees in circular planters in front of the Chapel. A separate application for tree works would need to be made to the Arboricultural Manager, Environment Directorate, Civic Centre, 44 York Street, Twickenham, TW1 3BZ - 020 8891 7808.

**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): SEA

Dated: 27/6/05

**I agree the recommendation:**

Team Leader/Development Control Manager

Dated: 27/06/04

[Signature]

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:** \_\_\_\_\_

**JDP POLICIES:** \_\_\_\_\_

**OTHER POLICIES:** \_\_\_\_\_

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**CONDITIONS:** \_\_\_\_\_

**INFORMATIVES:** \_\_\_\_\_

**ADDITIONAL NOTES CONTINUED FROM ABOVE:**