

Application reference: 07/4107/DD04
SOUTH TWICKENHAM WARD

Date application received	Date made valid	Target report date	8 Week date
01.07.2013	01.07.2013	26.08.2013	26.08.2013

Site:

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

Proposal:

Revised Details pursuant to *part* conditions LA11A (Landscaping) and LA33 (Landscape mgmt plan - large scheme) of planning permission 07/4107/FUL dated 14/04/2010 (to allow for alterations to the landscaping plan and associated landscape management plan).

~~Of Planning Permission 07/4107/FUL.~~

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

APPLICANT NAME

Mr Craig Vitulli
St Marys University College
268 Waldegrave Road
Twickenham
Middlesex
TW1 4SX

AGENT NAME

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

Consultations:

Internal/External:

Consultee

LBRUT Trees Preservation Officer
LBRuT Ecology

Expiry Date

08.08.2013
01.08.2013

Neighbours:

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

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

07/4107/DD04
St Marys University College
268 Waldegrave Road
Twickenham

Site, history and proposal

The site, roughly triangular in shape is occupied by the St Marys University College and various halls of residence, ancillary buildings and sports field to the south. The site is bordered to the west by Waldegrave Road, south by part of the rear gardens to Waldegrave Park and Clive Road properties and Waldegrave Park itself, the rear gardens of Strawberry Vale and Michelam Gardens to the east.

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).

Permission was granted under ref. 07/4107/FUL for the erection of a two storey building and refurbishment of the existing R block to accommodate office and treatment space, multi games court, gym and sports rehabilitation area with treatment and lecture space as an enhancement of the college's sports facilities. This application has been implemented.

An application has previously been approved (07/4107/DD02) which discharged a number of conditions, including the two the subject of this application. Notwithstanding that approval, the applicant is seeking to revise the landscape plan and associated landscape management plan in relation to the species rich grassland which is proposed to be altered to a wildflower area consisting of annuals and perennials.

As such, the applicant seeks to discharge conditions LA11A (Landscaping) and LA33 (Landscape Management Plan) of planning permission 07/4107/FUL, the wording of which is set out below –

LA11 *No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant]. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme.*

REASON: To ensure that the proposed development does not prejudice the appearance of the locality and to preserve and enhance nature conservation interests.

LA33 *A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.*

REASON: To ensure that the proposed development does not prejudice the appearance of the locality.

Professional comments

Given the previous approvals and the fact that the majority, if not all, of the hard and soft landscaping has been implemented, this application is to focus on the amended soft landscaping only and additionally the revised management scheme which takes into account the changes to the soft landscaping. In this respect it is noted that the Landscape Maintenance Plan submitted with this application highlights the section of the originally submitted document that is being superseded.

It is considered that the amended planting scheme would be acceptable and allow the sports hall to assimilate with its surroundings as well as maintaining the character and appearance of the area (and MOL) and nature conservation interests. This is a view that the Council's Ecologist concurs with and the Landscape Management Plan is similarly acceptable.

Recommendation

Approve.

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: *22/8/13*

I agree the recommendation:

Deputy

Team Leader/Development Control Manager

Dated: *22/8/13* *Geoffrey M*

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:

See out

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: