

E/MAIL

DECISION AS. - sent
9/12/14

PLANNING REPORT

Printed for officer by
Ms Kerry McLaughlin on 22 October
2014

Application reference: 14/4181/P3JPA TEDDINGTON WARD

Date application received	Date made valid	Target report date	8 Week date
03.10.2014	14.10.2014	09.12.2014	09.12.2014

Site:

1 Waldegrave Road, Teddington, TW11 8LZ,

Proposal:

Change of use of property from B1 office use to C3 residential use. Proposal consists of three blocks, two, two-storey elements with a joining link and one three storey afronting Waldegrave Road. The proposal will create fifteen two-bedroom flats.

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

APPLICANT NAME

BMT Group
Goodrich House
1 Waldegrave Road
Teddington
TW11 8LZ

AGENT NAME

Miss E Solomides
27-35 James House
London Road
Newbury
Berks RG14 1JL

DC Site Notice: printed on 22.10.2014 and posted on 31.10.2014 and due to expire on 21.11.2014

Consultations:

Internal/External:

Consultee

LBRUT Transport

Expiry Date

05.11.2014

Neighbours:

B M T Ltd, Waldegrave Road, Teddington, TW11 8LZ, - 22.10.2014
Ground Floor, 3 High Street, Teddington, TW11 8NP, - 22.10.2014
First Floor, 3 High Street, Teddington, TW11 8NP, - 22.10.2014
Flat 12, Rutherford House, 3 Waldegrave Road, Teddington, TW11 8JZ, - 22.10.2014
Flat 10, Rutherford House, 3 Waldegrave Road, Teddington, TW11 8JZ, - 22.10.2014
Flat 8, Rutherford House, 3 Waldegrave Road, Teddington, TW11 8JZ, - 22.10.2014
Flat 6, Rutherford House, 3 Waldegrave Road, Teddington, TW11 8JZ, - 22.10.2014
Flat 4, Rutherford House, 3 Waldegrave Road, Teddington, TW11 8JZ, - 22.10.2014
Flat 2, Rutherford House, 3 Waldegrave Road, Teddington, TW11 8JZ, - 22.10.2014
Flat 11, Rutherford House, 3 Waldegrave Road, Teddington, TW11 8JZ, - 22.10.2014
Flat 9, Rutherford House, 3 Waldegrave Road, Teddington, TW11 8JZ, - 22.10.2014
Flat 7, Rutherford House, 3 Waldegrave Road, Teddington, TW11 8JZ, - 22.10.2014
Flat 5, Rutherford House, 3 Waldegrave Road, Teddington, TW11 8JZ, - 22.10.2014
Flat 3, Rutherford House, 3 Waldegrave Road, Teddington, TW11 8JZ, - 22.10.2014
Flat 1, Rutherford House, 3 Waldegrave Road, Teddington, TW11 8JZ, - 22.10.2014
11 Waldegrave Road, Teddington, TW11 8LA, - 22.10.2014
2 High Street, Teddington, TW11 8EW, - 22.10.2014
23 Waldegrave Road, Teddington, TW11 8LA, - 22.10.2014

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

Development Management

Application: 00/T0860

Status: GTD

Date: 27/06/2000

Robinia - Remove

Development Management
Status: GTD
Date:27/06/2000

Application:00/T0861
Robinia - Remove

Development Management
Status: GTD
Date:27/06/2000

Application:00/T0862
Robinia - Remove

Development Management
Status: GTD
Date:27/06/2000

Application:00/T0863
Eucalyptus - Remove

Development Management
Status: GTD
Date:21/01/1998

Application:97/2386
Erection Of New Painted Steel Gates With Automatic Operation And Access Control To Provide Security Over Vehicular Drive And Pedestrian Pavement.

Development Management
Status: GTD
Date:16/06/1998

Application:97/2386/DD01
Details Pursuant To Condition Bd11u (materials) Of Planning Permission 97/2386/ful Dated 5/11/97.

Development Management
Status: GTD
Date:01/11/1988

Application:88/2217
Erection of two metal gates.

Development Management
Status: GTD
Date:16/11/1988

Application:88/2260/ADV
Four externally illuminated lettering signs. Amended Plan Nos. 3686/1 & 2 received on 28.10.88.

Development Management
Status: PCO
Date:

Application:14/4181/P3JPA
Change of use of property from B1 office use to C3 residential use. Proposal consists of three blocks, two, two-storey elements with a joining link and one three storey afronting Waldegrave Road. The proposal will create fifteen two-bedroom flats.

Building Control
Deposit Date:
09.05.2001
Reference:
01/0830/FP

Enlargement of reception area

Building Control
Deposit Date:
10.11.2005
Reference:
05/2313/FP

New opening between two buildings

Constraints:

Site, history and proposal:

The site comprises three office buildings, block 1, 2 and 3, built as part of a mixed use office/residential development in the mid 1980s. Blocks 2 and 3 back on to the railway and in front of them is block 1 which is on the corner of Waldegrave Road and High Street Teddington.

Block 1



Blocks 2 and 3



This application seeks prior approval under Class J with the corner building to contain six two-bed flats, and the other two blocks containing nine two-bed flats..

Public and other representations:

Two objections – loss of employment, parking issues and impact on infrastructure..

Professional comments:

On 30th November 2014 the site became part of an area covered by a direction under Article 4 of the General Permitted Development Order (GPDO) which prevents a change of use from B1(a) offices to class C3 (residential) under Class J of Part 3 of Schedule 2 of the GPDO. In such circumstances prior approval cannot be granted. A change of use would require planning permission.

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

This application is CIL liable YES* NO
(*If yes, complete CIL tab in Uniform)

This application requires a Legal Agreement YES* NO
(*If yes, complete Development Condition Monitoring in Uniform)

This application has representations online (which are not on the file) YES NO

This application has representations on file YES NO

Case Officer (Initials): SGS

Dated: 4/12/14

I agree the recommendation:

[Signature]
Team Leader/Development Control Manager

Dated: 5/12/14

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: [Signature]

Dated: 02/12/14

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:	



Professional Comments:

1 1 2