

Application reference: 05/0406/DD01/DD01

SOUTH TWICKENHAM WARD

Date application received	Date made valid	Target report date	8 Week date
10.10.2005	10.10.2005		05.12.2005

Site:

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

Proposal:

Details Pursuant To Condition LA07A (Tree Planting) And LA11A (Landscaping - Hard And Soft) Of Planning Permission 05/0406/FUL Dated 31.05.2005.

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

David Tucker
Rivington Street Studio
54 Rivington Street
London
EC2A 3QN

Consultations:

Internal/External:

LBRUT Trees Preservation Officer LBRUT Urban Design 14 Days

Neighbours:

History:

Ref No	Description	Status	Date
00/T0511	Black Poplar - Reduce By Up To 60,	GTD	15/05/2000
00/T0512	Black Poplar - Reduce By Up To 60,	GTD	15/05/2000
00/T0513	Black Poplar - Reduce By Up To 60,	GTD	15/05/2000
00/T1874	Yew T43 - Lightly Selectively Prune Lower Branches Growing Over Paved Area Retaining Natural Shape Of Tree	GTD	08/01/2001
00/3442	Proposed Telecommunications Base Station To Provide Mobile Telephone Coverage.	RNO	17/01/2001
01/0361	Demolition Of Existing Teaching Accommodation. Erection Of 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.	GTD	18/06/2001
01/0782		REF	20/04/2001
01/1074	Proposed Temporary Teaching Accommodation, To Be Removed Subject To Planning Application 01/0361/ful When Completed.	WNA	21/06/2001
01/1223	Works In Association With Demolition Of 'k' Block. Conversion Of Section Of Bin Store To Launderette In 'l' Block. Alterations To Kitchen Area In 'n' Block.	GTD	13/07/2001
01/1197	Installation Of Radio Equipment Housing.	GTD	02/08/2001
01/2924	Erection Of Acrylic Covers To Protect Antelope Figures On Staircase.	GTD	18/04/2002

02/T0610	English Oak - Remove Snapped Branch In Upper Canopy	GTD	18/04/2002
T0611	Sycamore - Fell	GTD	18/04/2002
02/T0612	Elm - Fell	GTD	18/04/2002
02/T0613	Sycamore - Fell	GTD	18/04/2002
02/T0614	Dead Elm - Fell	GTD	18/04/2002
02/T0615	Dead Elms - Fell	GTD	18/04/2002
02/1792	Provision Of New Athletics Track And Associated Facilities To Replace The Existing Facilities Including Floodlighting Columns.	GTD	14/11/2002
02/1967	Installation Of Telecommunications Apparatus	REF	28/08/2002
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.	GTD	31/10/2002
03/0668	Re-location Of The Existing Main College Bin Storage Area.	REF	22/04/2003
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.	WNA	06/05/2004
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.	WDN	17/06/2003
03/T1150	Cedar (cedrus) - Prune Back From Property To Give Up To 1.5 Metres Clearance; Remove Major Deadwood.	GTD	11/07/2003
03/T1151	Turkey Oak (quercus Cerris) - Crown Lift To 5 Metres; Remove Deadwood.	GTD	11/07/2003
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.	REF	11/09/2003
03/2789	Provision Of Dispersed Refuse Storage Compounds In 6 Locations On Campus With A Central Collection Point Accessible From Clive Road.	REF	31/10/2003
03/2802	Erection Of A Portacabin On Existing Hardstanding To Rear Of Block N For A Temporary Period.	GTD	12/01/2004
03/T1875	Ash (fraxinus Excelsior) - 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.	GTD	20/11/2003
04/0300	Proposed Provision Of Refuse Storage Compounds In 4 Locations On Campus With Central Connection Point. Accessible From Site's Internal Roads.	GTD	27/04/2004
04/0293	Temporary Erection Of Porta-cabin For Changing Room And Storage On Land Adjacent To The Existing Sports Hall.	GTD	13/07/2004
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.	GTD	29/04/2004
02/1792/DD01	Details Pursuant To Conditions Bd11u (miscellaneous Details) And Ns02u (non Standard) To Planning Permission 02/1792/ful.	WNA	19/01/2005
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.	GTD	13/07/2004
04/1007	Conversion And Rebuilding Of Block L Outbuildings To Offices.	GTD	13/07/2004
04/1085	Erection Of Hazardous Chemical Store.	PDE	
89/2232/FUL	Single Storey Roof Top Extension To Provide New Vivarium.	PCO	
89/2233/FUL	Construction Of New Fire Escape Stair Within Existing Building. Replace Existing Roof To Hallway With Glass & Steel. Staircase Enclosure At Roof Level To Be Brick/glass.	PCO	
89/2234/LBC	Construction Of New Fire Escape Stair Within Existing	PCO	

89/2235/LBC 90/1683/FUL 90/2098/FUL	Building. Replace Existing Roof In Hallway With Glass & Steel. Staircase Enclosure At Roof Level To Be Brick/glass. Single Storey Roof Top Extension To Provide New Vivarium. Provision Of New Bin Store Area & Pergola. Conversion Of Bath Houses At Clive Hostel To Form Additional Student Bedrooms & 2 No. First Floor Extensions Comprising 8 Student Bedrooms.	PCO PCO GTD	21/02/1991
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	GTD	20/02/1992
91/2038/FUL	2 No. Single Storey Extensions To Kitchen Store And Servery Area.	GTD	06/12/1991
91/1543/S64 91/2032/DD01	Alterations To Kitchen, Servery And New Goods Entry. 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.	PDE GTD	02/10/1991 08/07/1992
91/2032/DD02	Details Pursuant To Condition Dv17 (bin Enclosure) Of Planning Consent 91/2032/ful Dated 24/2/92.	GTD	27/07/1992
91/2032/DD03	Details Pursuant To Condition Bd05 (materials), La11 (landscaping) & Pk06 (cycle Parking) Of Planning Consent 91/2032/ful Dated 24/2/92.	GTD	22/02/1993
92/0468/FUL	Extension And Refurbishment Of Student Union Toilet Accommodation.	GTD	09/04/1992
92/1441/DD01	Details Pursuant To Condition La11 (landscaping) & Bd05 (materials) Of Planning Consent 92/1441 Dated 30/9/92.	GTD	22/02/1993
92/1595/S192	Internal Alterations To Facilitate A Temporary Bar Arrangement And Appropriate Fire Protection And Escape Work.	NDV	09/09/1992
92/0754/FUL 92/1441/FUL	Extension And Refurbishment Of Gymnasium. 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).	GTD GTD	28/05/1992 30/09/1992
92/1678/FUL	Demolition Of Existing Garage And Erection Of A Two Storey Side Extension For Use By Elderly Relative And Front Car Port.	REF	30/11/1992
92/1881/FUL	Extension To And Adaption Of Drama Workshop To Provide A Three Storey Building For Use As Student Union Accommodation.	GTD	18/12/1992
92/2051/FUL 91/2032/DD04	Erection Of Enclosed Access Stair. Details Pursuant To Condition La03 (works To Trees) Of Planning Consent 91/2032 Dated 24/2/92.	GTD GTD	18/02/1993 23/03/1993
92/1881/DD02	Details Pursuant To Condition Bd06 (materials) Of Planning Consent 92/1881/ful Dated 22/12/92.	GTD	27/08/1993
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	GTD	01/04/1993
93/0220/FUL	Make Good Fire Damaged Structure And Aterations To Form Teaching Space.	GTD	01/04/1993
93/0547/FUL 93/1076/FUL	Extension To Sports Building To Form Sports Injury Clinic. Single Storey Extension To Existing Chaplaincy Centre & New Boundary Wall.	GTD GTD	02/06/1993 12/08/1993
94/0397/FUL 94/1549/DD01	Erection Of Tennis Hall. Details Pursuant To Condition Bd05 (marerials) Of Planning Permission 94/1549/ful Dated 4/8/94	GTD GTD	26/05/1994 26/09/1994
94/1549/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	GTD	29/09/1994
94/1549/FUL	Erection Of Tennis Hall - Amendment To Planning Consent 94/0397/ful	GTD	04/08/1994
94/2140/FUL 94/1549/DD03	Installation Of Grasscrete Car Park At Students Union. Details Pursuant To Condition La07 (tree Planting) Of	GTD GTD	14/10/1994 20/03/1995

94/2140/DD01	Planning Permission 94/1549/ful Dated 4/8/94 Details Pursuant To Condition La13 (landscaping) Of Planning Permission 94/2140/ful Dated 14/10/94	GTD	10/03/1995
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	GTD	07/04/1995
95/1244/DD01	Details Pursuant To Condition Bd12 (materials) Of Planning Permission 95/1244/ful Dated 7/6/95.	GTD	11/12/1995
95/1244/FUL	Extension To Existing Library	GTD	06/06/1995
95/2315/S192	Erection Of New Lobby To Student Union Building.	GTD	16/08/1995
95/2316/S191	Extension To Existing Tennis Hall To Provide Wind And Dust Control Lobby & Store Area For Equipment.	GTD	16/08/1995
95/T2659/CA	Fell Robinia Tree	GTD	06/09/1995
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	GTD	23/10/1997
97/0029	Refurbishment Of Front Facade. (new Cramps, Minor Stone Repairs Etc.)	GTD	04/03/1997
97/0030	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	GTD	04/03/1997
97/T6658	Sycamore - Fell Dead Or Dying Stems	GTD	
97/1320	Alterations To Existing Toilet And Store Area To Provide Additional Toilet Facilities.	GTD	15/08/1997
97/T7516	Tree No. T75 Sycamore - Prune Branches Overhanging 8 Clive Road	REF	02/12/1997
98/T1470	T28 - Ailanthus Altissima - 30, Crown Reduction And Removal Of Damaged Limb Over Car Park	GTD	26/11/1998
98/T1471	T35 - Platanus X Hispanica - Remove Lower Branches Overhanging Car Park	GTD	26/11/1998
98/T1472	T40 - Platanus X Hispanica - Remove Lower Branches Overhanging Car Park	GTD	26/11/1998
98/T1473	T41 - Quercus Robur - Remove Epicormic Growth And Small Laterals Overhanging Car Park	GTD	26/11/1998
98/2731	Conversion Of Existing Rooms Used As Offices To Study Bedroom Use.	GTD	31/12/1998
98/2913	Alterations To Gents Toilet To Office.	GTD	04/02/1999
99/2573	Alterations To Window Opening In Block B.	GTD	23/12/1999
02/1792/DD02	Details pursuant to condition 02/1792/FUL of planning permission 02/1792/FUL	NFA	12/08/2004
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.	GTD	12/08/2004
04/0293/DD01	Details pursuant to condition BD05 (Materials) of planning permission 04/0293/FUL dated 13/07/2004.	GTD	13/09/2004
04/0339/DD01	Details pursuant to condition BD12 in part (bricks) of planning permission 04/0399/FUL dated 29.04.2004	GTD	13/09/2004
02/1792/DD04	Details pursuant to condition LB12A (archaeology) for planning permission 02/1792/FUL dated 14/11/2002.	GTD	06/09/2004
04/2745/FUL	Erection of 16m lighting columns to running track approved under planning application 02/1792/FUL dated 14.11.2002.	GTD	14/10/2004
02/1792/DD05	Details pursuant to condition BD12U (track barrier) of planning application 02/1792/FUL.	GTD	14/09/2004
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.	GTD	14/09/2004
04/0246/TPO	T1 - Oak (Quercus robur) - Tidy damaged branch, reduce 2 x adjacent limbs at rear of summerhouse by 25% to balance.	GTD	16/09/2004
04/3166/LBC	Internal works comprising Installation of a platform stair lift	WDN	01/08/2005

	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.	GTD	04/04/2005
04/0339/DD02	Details pursuant to conditions BD12 in part (window frame finish and glazed insert panel) and PK06A (Cycle Parking) of planning permission 04/0399/FUL dated 29.04.2004	GTD	08/12/2004
04/0339/DD03	Details pursuant to condition BD12 in part (external hard surfacing) of planning permission 04/0339/FUL dated 29.04.04.	WNA	25/01/2005
04/0339/DD04	Details pursuant to condition LA09U (planting) of planning permission 04/0339/FUL dated 29.04.04	WNA	01/08/2005
04/0339/DD05	Details pursuant to condition DV28 (External Illumination) and BD12 in part (part external hard surfacing) of planning permission 04/0339/FUL dated 29.04.04.	GTD	25/01/2005
05/0406/FUL	Proposed new cafe building (including external seating area) to overlook the athletics track	GTD	31/05/2005
05/0805/FUL	Erection Of A New Portacabin Type Physiotherapy Rooms Adjacent To The Existing Sports Hall 'R Block'.	REF	10/05/2005
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.	GTD	23/05/2005
04/0339/DD06	Details pursuant to BD12 in part (staircase roofs) of planning permission 04/0339/FUL dated 29.04.04.	GTD	17/05/2005
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.	WNA	27/06/2005
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, iii) new paved area. 2. General campus areas: replacement of benches and bins. 3. General Campus area: external notice management system.	GTD	27/06/2005
05/1708/FUL	Erection Of A New Portacabin Type Physiotherapy Rooms Adjacent To The Existing Sports Hall 'R Block'.	GTD	28/07/2005
04/0339/DD07	Details of materials pursuant to BD12 in part (roof tiles) of planning permission ref: 04/0339/FUL dated 29.04.04.	GTD	16/08/2005
05/2276/LBC	Internal works - installation of a platform stair - lift onto an existing stair with strengthening to the underside of the staircase.	WDN	15/09/2005
05/2278/VOID	Details pursuant to LA09U (screen planting) of planning permission 04/0339/FUL dated 29.04.04.	PCO	
04/0339/DD08	Details pursuant to LA09U (screen planting) of planning permission 04/0339/FUL dated 29.04.04.	GTD	24/08/2005
04/0339/DD09	Details pursuant to BD12 (Materials - Hard Surfacing) of planning permission ref: 04/0339/FUL dated 29.04.04.	GTD	05/10/2005
05/T0514/TPO	T1 - Cedar (Cedrus spp.) - Crown thin by 20% Crown lift by 4 metres. Reduce laterally by 3-4 metres.	GTD	07/09/2005
05/2750/PS192	Change Of Use From Care Taker's Flat To Offices.	PCO	
05/0406/DD01	Details Pursuant To Condition LA07A (Tree Planting) And LA11A (Landscaping - Hard And Soft) Of Planning Permission 05/0406/FUL Dated 31.05.2005.	PCO	

Constraints:

Conservation Area CA54 Building of Townscape Merit Listed Buildings

Planning Application: 05/0406/DD01
St Mary's College Café,
Twickenham

Approval

Site, History and Proposal

The application is for Details Pursuant To Condition LA07A (Tree Planting) and LA11A (Landscaping - Hard And Soft) of planning permission 05/0406/FUL for new cafe building (including external seating area) to overlook the athletics track.

Letters of Representation

None received

Professional Comments

The materials proposed around the site is paving to the rear and side and timber decking and tarmac to the front of the building facing the track. The remainder is going to be grassed and mulched ground and planted. This is considered to be acceptable.

With respect to the landscaping, Silver Birch trees have been proposed and there is no objection to these. It should be noted that the two proposed trees to the side however may need to be removed in the future due to their proximity to the buildings, 2 metres. However they are located to the rear of the main building and are therefore screened from the front and their loss would not result in detriment to the visual amenities of the site overall.

Recommendation:

Approval is therefore recommended.

Recommendation:

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): CC.....

Dated: 5/12/05.....

I agree the recommendation:

Team Leader/Development Control Manager

Dated: 5/12/05.

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:

Drawings No 5

UDP POLICIES:

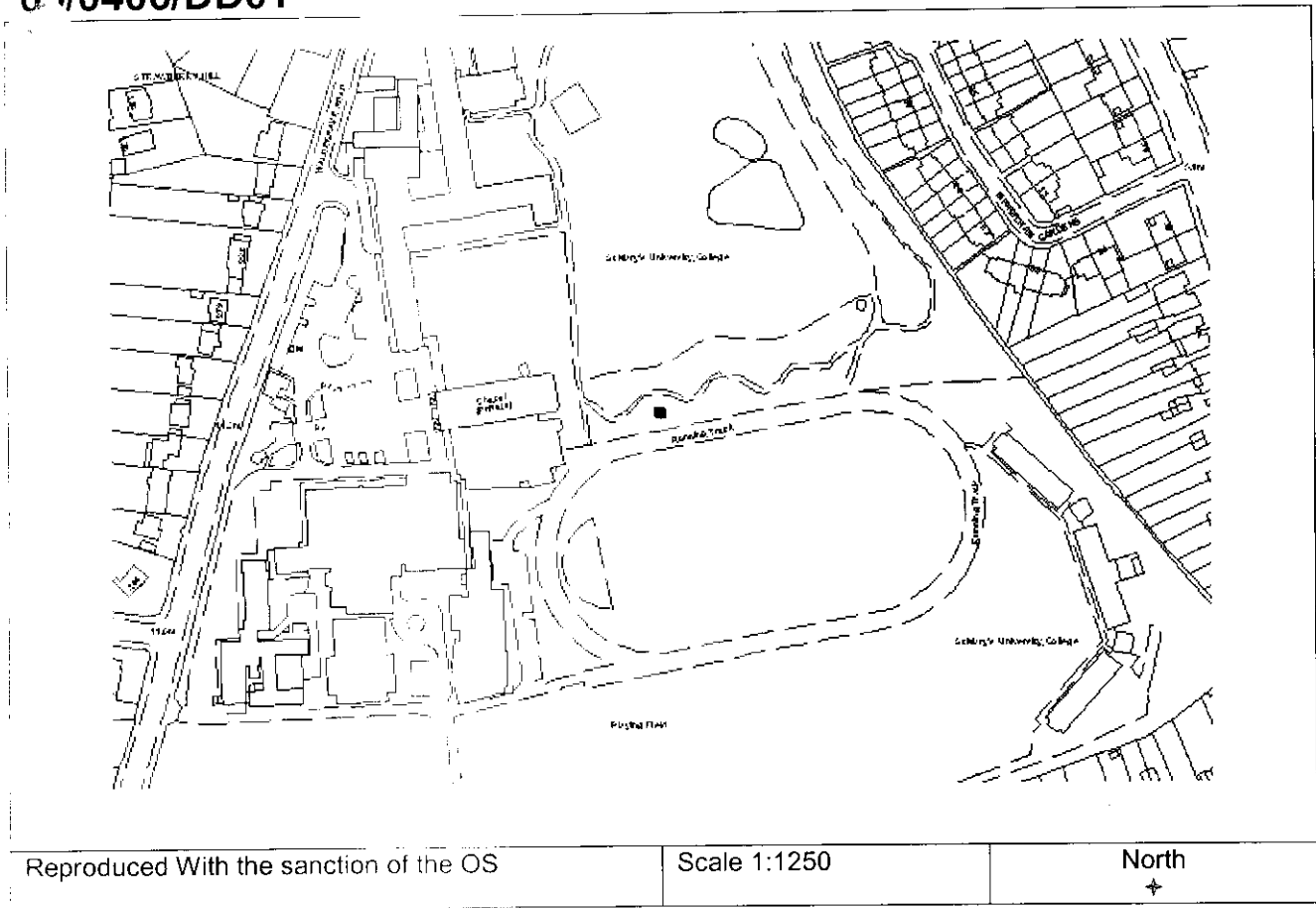
OTHER POLICIES:

The following table will populate as a quick check by running the template once items have been entered into Uniform

CONDITIONS:

INFORMATIVES:

ADDITIONAL NOTES CONTINUED FROM ABOVE:



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Scale 1:1250

North
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