

→ **ROGER**

DRAFT REPORT/DELEGATED DECISION SHEET

1/3

Ref: 01/2584/FUL

PLANNING PERMISSION/LISTED BUILDING CONSENT
CONSERVATION AREA CONSENT

Contact: Ms E Langmaid

Extn.: 7395

Ward:
App Rec'd: 28/09/2001

to precede 01/2583/CAC

APPLICANT: DDSF LTD
15 GROSVENOR GARDENS
LONDON SW1W 0BD

AGENT: MACCORMAC JAMIESON PRICHARD

Site: FORMER SWIMMING BATHS, CAR PARK, 15 KING STREET AND
WHARF LANE, THE EMBANKMENT, TWICKENHAM

Proposal: DEMOLITION OF EXISTING BUILDING & CONSTRUCTION OF NEW MIXED
USE DEVELOPMENT INCLUDING HOUSING, A1/A3 USES, 3 SCREEN
CINEMA, HEALTH CLUB AND SWIMMING POOL, NEW PUBLIC SPACE &
ENVIRONMENTAL IMPROVEMENTS TO THE EMBANKMENT, WHARF LANE &
WATER LANE. DEMOLITION OF GROUND FLOOR OF NO.15 KING STREET
TO CREATE A NEW PEDESTRIAN LINK THROUGH THE DEVELOPMENT TO
THE RIVER.

* EH may direct		Full Planning	✓
Decision by R.U.T.	✓	Outline	
Listed Building Consent		Other	
C.A. Consent		Council	Committee
RECOMMENDATION:	APPROVE/ CONSENT	REFUSE	OTHER
			ENFORCEMENT/ COURT ACTION
Prepared by	Submitted for decision by		
Date:	PLANNING AND TRNSPT COMMITTEE	PLANNING SUB-CTTEE	DELEGATED POWERS
TEAM LEADER	Agreed <i>RS</i>	<i>28/2</i>	
Date:	<i>DB</i>	Date:	Date:
PPO	Agreed	Application dealt with under delegated authority by	
Date:		
		on:	

Visit neighbouring property YES / NO DATE:

CONTINUED ...

THE FOLLOWING PROPERTIES WERE CONSULTED ON :

The Occupier, Flat 1 Eyot Lodge, Cross Deep, Twickenham TW1 4QH,
 The Occupier, Flat 2 Eyot Lodge, Cross Deep, Twickenham TW1 4QH,
 The Occupier, Flat 3 Eyot Lodge, Cross Deep, Twickenham TW1 4QH,
 The Occupier, Flat 4 Eyot Lodge, Cross Deep, Twickenham TW1 4QH,
 D Opt' Holt, Flat 5 Eyot Lodge, Cross Deep, Twickenham TW1 4QH,
 The Occupier, Flat 6 Eyot Lodge, Cross Deep, Twickenham TW1 4QH,
 The Occupier, 1 King Street, Twickenham, TW1 3SD,
 The Occupier, 3 King Street, Twickenham, TW1 3SD,
 The Occupier, 5 King Street, Twickenham, TW1 3SD,
 The Occupier, 7 King Street, Twickenham, TW1 3SD,
 The Occupier, 9 King Street, Twickenham, TW1 3SD,
 The Occupier, 11 King Street, Twickenham, TW1 3SD,
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 The Occupier, 31 King Street, Twickenham, TW1 3SD,
 The Occupier, 33 King Street, Twickenham, TW1 3SD,
 The Occupier, 1a King Street, Twickenham, TW1 3SD,
 The Occupier, 1b King Street, Twickenham, TW1 3SD,
 The Occupier, Queens Hall, King Street, Twickenham TW1 3SD,
 The Occupier, 7a King Street, Twickenham, TW1 3SD,
 The Occupier, 13a King Street, Twickenham, TW1 3SD,
 The Occupier, 15a King Street, Twickenham, TW1 3SD,
 The Occupier, 17a King Street, Twickenham, TW1 3SD,
 The Occupier, 19a King Street, Twickenham, TW1 3SD,
 The Occupier, 21a King Street, Twickenham, TW1 3SD,
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 The Occupier, 29a King Street, Twickenham, TW1 3SD,
 The Occupier, 31a King Street, Twickenham, TW1 3SD,
 The Occupier, 33a King Street, Twickenham, TW1 3SD,
 The Occupier, 33b King Street, Twickenham, TW1 3SD,
 The Occupier, 35 King Street Parade, King Street, Twickenham TW1 3SG,
 The Occupier, 37 King Street Parade, King Street, Twickenham TW1 3SG,
 The Occupier, 39 King Street Parade, King Street, Twickenham TW1 3SG,
 The Occupier, 41 King Street Parade, King Street, Twickenham TW1 3SG,
 The Occupier, 43 King Street Parade, King Street, Twickenham TW1 3SG,
 The Occupier, 45 King Street Parade, King Street, Twickenham TW1 3SG,
 The Occupier, 47 King Street Parade, King Street, Twickenham TW1 3SG,
 The Occupier, 49 King Street Parade, King Street, Twickenham TW1 3SG,
 The Occupier, 51 King Street Parade, King Street, Twickenham TW1 3SG,
 The Occupier, 53 King Street Parade, King Street, Twickenham TW1 3SG,
 The Occupier, 55 King Street Parade, King Street, Twickenham TW1 3SG,
 The Occupier, 57 King Street Parade, King Street, Twickenham TW1 3SG,
 The Occupier, 59 King Street Parade, King Street, Twickenham TW1 3SG,
 The Occupier, Flat A, 35 King Street Parade, King Street, Twickenham TW1 3
 The Occupier, Flat B, 35 King Street Parade, King Street, Twickenham TW1 3
 The Occupier, Flat A, 41 King Street Parade, King Street, Twickenham TW1 3
 The Occupier, Flat B, 41 King Street Parade, King Street, Twickenham TW1 3
 The Occupier, 37a King Street Parade, King Street, Twickenham TW1 3SG,
 The Occupier, 39a King Street Parade, King Street, Twickenham TW1 3SG,

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The Occupier, 45a King Street Parade, King Street, Twickenham TW1 3SG,
The Occupier, 47a King Street Parade, King Street, Twickenham TW1 3SG,
The Occupier, 49a King Street Parade, King Street, Twickenham TW1 3SG,
The Occupier, 51a King Street Parade, King Street, Twickenham TW1 3SG,
The Occupier, 53a King Street Parade, King Street, Twickenham TW1 3SG,
The Occupier, 55a King Street Parade, King Street, Twickenham TW1 3SG,
The Occupier, 57a King Street Parade, King Street, Twickenham TW1 3SG,
The Occupier, 59a King Street Parade, King Street, Twickenham TW1 3SG,
The Occupier, Flat 1 Poulett Lodge, Cross Deep, Twickenham TW1 4QJ,
The Occupier, Flat 2 Poulett Lodge, Cross Deep, Twickenham TW1 4QJ,
The Occupier, 31 Church Street, Twickenham, TW1 3NR,
The Occupier, 1 Water Lane, Twickenham, TW1 3NP,
The Occupier, 3 Water Lane, Twickenham, TW1 3NP,
The Occupier, 5 Water Lane, Twickenham, TW1 3NP,
The Occupier, 7 Water Lane, Twickenham, TW1 3NP,
The Occupier, 9 Water Lane, Twickenham, TW1 3NP,
The Occupier, 11 Water Lane, Twickenham, TW1 3NP,
The Occupier, 13 Water Lane, Twickenham, TW1 3NP,
The Occupier, 15 Water Lane, Twickenham, TW1 3NP,
The Occupier, 17 Water Lane, Twickenham, TW1 3NP,
The Occupier, 19 Water Lane, Twickenham, TW1 3NP,
The Occupier, 21 Water Lane, Twickenham, TW1 3NP,
The Occupier, 1a Water Lane, Twickenham, TW1 3NP,
The Occupier, Copper Beech, Eel Pie Island, Twickenham, TW1 3DY,
The Occupier, Kingslee, Eel Pie Island, Twickenham TW1 3DY,
The Occupier, The Cottage, Eel Pie Island, Twickenham TW1 3DY,
The Occupier, Desdemona, Eel Pie Island, Twickenham TW1 3DY,
The Occupier, Wild Thyme, Eel Pie Island, Twickenham TW1 3DY,
The Occupier, Wyndfall, Eel Pie Island, Twickenham TW1 3DY,
The Occupier, Ripple, Eel Pie Island, Twickenham TW1 3DY,
The Occupier, Mascot, Eel Pie Island, Twickenham TW1 3DY,
The Occupier, Sunrise, Eel Pie Island, Twickenham, TW1 3DY,
The Occupier, The Nook, Eel Pie Island, Twickenham TW1 3DY,
The Occupier, Boathouse, Eel Pie Island, Twickenham TW1 3DY,
The Occupier, Woodford, Eel Pie Island, Twickenham TW1 3DY,
The Occupier, The Moorings, Eel Pie Island, Twickenham TW1 3DY,
The Occupier, Eel Pie Marine Centre, Eel Pie Island, Twickenham TW1 3DY,
The Occupier, Eel Pie Island Slipways, Eel Pie Island, Twickenham TW1 3DY,
The Occupier, Works Premises, adj The Moorings, Eel Pie Island,
Help a Neighbour in Distress Scheme, Bath House, The Embankment,
Hobby Horse Group for Children, 249 Lincoln Avenue, Twickenham, TW2 6NL,
Riverside Drop-In Centre, Riverside Centre, Water Lane, Twickenham TW1 3DX
K Nisbet, 8 Tudor Gardens, Twickenham, TW1 4LE,
J Bell, 34 Albion Road, Twickenham, TW2 6QJ,
F Castleton, 4 Campbell Close, Twickenham, TW2 5BZ,
H Armstead, 54 Park House Gardens, Twickenham, TW1 2DE,
B Cresswell, 16 Cole Road, Twickenham, TW1 1EZ,
B King, Jacobs Ladder, Eel Pie Island, Twickenham TW1 3DY,
G & Y Hewett, 32 Thames Eyot, Cross Deep, Twickenham TW1 4QL,
P Kershaw, 241 Waldegrave Road, Twickenham, TW1 4SY,
T Sutton, 36 Gothic Road, Twickenham, TW2 5EH,
Mr & Mrs P Pecorelli, 28 Thames Eyot, Cross Deep, Twickenham TW1 4QL,
D & E Wood, 11 The Embankment, Twickenham, TW1 3DU,
Mrs H Beaumont, 34 Thames Eyot, Cross Deep, Twickenham TW1 4QL,
J Betteridge, Eel Pie Island Association, 14 Aquarius, Eel Pie Island,
Mrs C Double & W Double, Hurley Cottage, Eel Pie Island, Twickenham TW1 3D
P Holt Schooling, 7 Strawberry Hill Road, Twickenham, TW1 4QB,
A Carr, flat 19, 31 Waldegrave Park, Twickenham TW1 4TL,
Mrs M Payan, Bath House, The Embankment, Twickenham TW1 3DX,
Miss F Hammerton, 14 The Embankment, Twickenham, TW1 3DU,
Dr T Cashmore, 177 Richmond Road, Twickenham, TW1 3AT,
P Payan, 19 The Embankment, Twickenham, TW1 3DU,
R Chappell, 37 Walpole Road, Twickenham, TW2 5SN,
Ms Maciejowska, Richmond & Twickenham Green Party, 57 Haliburton Road,

T Patrick Doyle, D'aumale Cottages, 18 The Embankment, Twickenham TW1 3DU,
K nisbet, 8 Tudor Gardens, Twickenham, TW1 4LE,
J Bell, Friends of Twickenham Green, 34 Albion Road, Twickenham TW2 6QJ,
The Occupier, The Chalet, Eel Pie Island, Twickenham TW1 3DY,
The Occupier, Sons Sougi, Eel Pie Island, Twickenham TW1 3DY,
The Occupier, 1 River Court, Eel Pie Island, Twickenham TW1 3DY,
The Occupier, 2 River Court, Eel Pie Island, Twickenham TW1 3DY,
The Occupier, 3 River Court, Eel Pie Island, Twickenham TW1 3DY,
The Occupier, Flat 1 Thames Eyot, Cross Deep, Twickenham TW1 4QL,
The Occupier, Flat 2 Thames Eyot, Cross Deep, Twickenham TW1 4QL,
The Occupier, Flat 3 Thames Eyot, Cross Deep, Twickenham TW1 4QL,
The Occupier, Flat 4 Thames Eyot, Cross Deep, Twickenham TW1 4QL,
The Occupier, Flat 5 Thames Eyot, Cross Deep, Twickenham TW1 4QL,
The Occupier, Flat 6 Thames Eyot, Cross Deep, Twickenham TW1 4QL,
The Occupier, Flat 7 Thames Eyot, Cross Deep, Twickenham TW1 4QL,
The Occupier, Flat 8 Thames Eyot, Cross Deep, Twickenham TW1 4QL,
The Occupier, Flat 9 Thames Eyot, Cross Deep, Twickenham TW1 4QL,
The Occupier, Flat 10 Thames Eyot, Cross Deep, Twickenham TW1 4QL,
The Occupier, Flat 11 Thames Eyot, Cross Deep, Twickenham TW1 4QL,
The Occupier, Flat 12 Thames Eyot, Cross Deep, Twickenham TW1 4QL,
The Occupier, Flat 13 Thames Eyot, Cross Deep, Twickenham TW1 4QL,
The Occupier, Flat 14 Thames Eyot, Cross Deep, Twickenham TW1 4QL,
The Occupier, Flat 15 Thames Eyot, Cross Deep, Twickenham TW1 4QL,
The Occupier, Flat 16 Thames Eyot, Cross Deep, Twickenham TW1 4QL,
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The Occupier, Flat 27 Thames Eyot, Cross Deep, Twickenham TW1 4QL,
The Occupier, Flat 29 Thames Eyot, Cross Deep, Twickenham TW1 4QL,
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The Occupier, Flat 31 Thames Eyot, Cross Deep, Twickenham TW1 4QL,
The Occupier, Flat 33 Thames Eyot, Cross Deep, Twickenham TW1 4QL,
The Occupier, Flat 35 Thames Eyot, Cross Deep, Twickenham TW1 4QL,
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The Occupier, Flat 39 Thames Eyot, Cross Deep, Twickenham TW1 4QL,
The Occupier, Flat 40 Thames Eyot, Cross Deep, Twickenham TW1 4QL,
The Occupier, Flat 41 Thames Eyot, Cross Deep, Twickenham TW1 4QL,
The Occupier, Flat 42 Thames Eyot, Cross Deep, Twickenham TW1 4QL,
The Occupier, Flat 43 Thames Eyot, Cross Deep, Twickenham TW1 4QL,
The Occupier, Flat 44 Thames Eyot, Cross Deep, Twickenham TW1 4QL,
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The Occupier, Flat 50 Thames Eyot, Cross Deep, Twickenham TW1 4QL,
The Occupier, Flat 51 Thames Eyot, Cross Deep, Twickenham TW1 4QL,
The Occupier, Flat 52 Thames Eyot, Cross Deep, Twickenham TW1 4QL,
The Occupier, Flat 53 Thames Eyot, Cross Deep, Twickenham TW1 4QL,
The Occupier, Flat 54 Thames Eyot, Cross Deep, Twickenham TW1 4QL,
The Occupier, Flat 55 Thames Eyot, Cross Deep, Twickenham TW1 4QL,
The Occupier, Flat 56 Thames Eyot, Cross Deep, Twickenham TW1 4QL,
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The Occupier, Flat 58 Thames Eyot, Cross Deep, Twickenham TW1 4QL,
The Occupier, Flat 59 Thames Eyot, Cross Deep, Twickenham TW1 4QL,

The Occupier, 32 Church Street, Twickenham, TW1 3NR,
The Occupier, 33 Church Street, Twickenham, TW1 3NR,
The Occupier, 34 Church Street, Twickenham, TW1 3NR,
The Occupier, 35 Church Street, Twickenham, TW1 3NR,
The Occupier, 36 Church Street, Twickenham, TW1 3NR,
The Occupier, 37 Church Street, Twickenham, TW1 3NR,
The Occupier, 32a Church Street, Twickenham, TW1 3NR,
The Occupier, Upper flat, 35 Church Street, Twickenham TW1 3NR,
The Occupier, Flat A, 36 Church Street, Twickenham, TW1 3NR,
The Occupier, Flat B, 36 Church Street, Twickenham, TW1 3NR,
The Occupier, Flat C, 36 Church Street, Twickenham, TW1 3NR,
The Manager, Barclays Bank, 2 York Street, Twickenham TW1,
The Occupier, 2 King Street, Twickenham, TW1,
The Occupier, 4 King Street, Twickenham, TW1,
The Occupier, 6 King Street, Twickenham, TW1,
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The Occupier, 10 King Street, Twickenham, TW1,
The Occupier, 12 King Street, Twickenham, TW1,
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The Occupier, 34 King Street, Twickenham, TW1,
The Occupier, 36 King Street, Twickenham, TW1,
The Occupier, 38 King Street, Twickenham, TW1,
The Occupier, 40 King Street, Twickenham, TW1,
The Occupier, 42 King Street, Twickenham, TW1,
The Occupier, 44 King Street, Twickenham, TW1,
The Occupier, 46 King Street, Twickenham, TW1,
The Occupier, 48 King Street, Twickenham, TW1,
The Occupier, 50 King Street, Twickenham, TW1,
The Occupier, 52 King Street, Twickenham, TW1,
The Occupier, 54 King Street, Twickenham, TW1,
The Occupier, 56 King Street, Twickenham, TW1,
The Occupier, 58 King Street, Twickenham, TW1,
The Occupier, 60 King Street, Twickenham, TW1,
The Occupier, 62 King Street, Twickenham, TW1,
The Occupier, Flat A, 48 King Street, Twickenham, TW1 3SH,
The Occupier, Flat B, 48 King Street, Twickenham, TW1 3SH,
The Occupier, Flat C, 48 King Street, Twickenham, TW1 3SH,
The Occupier, Flat 1, 52 King Street, Twickenham, TW1 3SH,
The Occupier, Flat 2, 52 King Street, Twickenham, TW1 3SH,
The Occupier, Flat 3, 52 King Street, Twickenham, TW1 3SH,
The Occupier, Flat A, 16 King Street, Twickenham, TW1 3SN,
The Occupier, Flat B, 16 King Street, Twickenham, TW1 3SN,
The Occupier, 2 Upper premises, King Street, Twickenham TW1,
The Occupier, 4 Upper premises, King Street, Twickenham TW1,
The Occupier, 6 Upper premises, King Street, Twickenham TW1,
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The Occupier, 34 Upper premises, King Street, Twickenham TW1,
The Occupier, 36 Upper premises, King Street, Twickenham TW1,
The Occupier, 38 Upper premises, King Street, Twickenham TW1,
The Occupier, 40 Upper premises, King Street, Twickenham TW1,
The Occupier, 42 Upper premises, King Street, Twickenham TW1,
The Occupier, 44 Upper premises, King Street, Twickenham TW1,
The Occupier, 46 Upper premises, King Street, Twickenham TW1,
The Occupier, 48 Upper premises, King Street, Twickenham TW1,
The Occupier, 50 Upper premises, King Street, Twickenham TW1,
The Occupier, 52 Upper premises, King Street, Twickenham TW1,
The Occupier, 54 Upper premises, King Street, Twickenham TW1,
The Occupier, 56 Upper premises, King Street, Twickenham TW1,
The Occupier, 58 Upper premises, King Street, Twickenham TW1,
The Occupier, 60 Upper premises, King Street, Twickenham TW1,
The Occupier, 62 Upper premises, King Street, Twickenham TW1,
The Occupier, 1 London Road, Twickenham, TW1 3SX,
The Occupier, 2 London Road, Twickenham, TW1 3SX,
The Occupier, 3 London Road, Twickenham, TW1 3SX,
The Occupier, 4 London Road, Twickenham, TW1 3SX,
The Occupier, 5 London Road, Twickenham, TW1 3SX,
The Occupier, 6 London Road, Twickenham, TW1 3SX,
The Occupier, 7 London Road, Twickenham, TW1 3SX,
The Occupier, 8 London Road, Twickenham, TW1 3SX,
The Occupier, 1 Upper premises, London Road, Twickenham TW1 3SX,
The Occupier, 2 Upper premises, London Road, Twickenham TW1 3SX,
The Occupier, 3 Upper premises, London Road, Twickenham TW1 3SX,
The Occupier, 4 Upper premises, London Road, Twickenham TW1 3SX,
The Occupier, 5 Upper premises, London Road, Twickenham TW1 3SX,
The Occupier, 6 Upper premises, London Road, Twickenham TW1 3SX,
The Occupier, 7 Upper premises, London Road, Twickenham TW1 3SX,
The Occupier, 8 Upper premises, London Road, Twickenham TW1 3SX,

DEVELOPMENT PLAN POLICIES

Approved ✓ STG 1, STG 2, STG 3, STG 4, STG 5, STG 6, STG 8, STG 9, STG 10 ENV 1, 3, ENV 5, ENV 8, ENV 10, ENV 16, ENV 17, ENV 19, ENV 20, ENV 22, ENV 23, ENV 24, ENV 25, ENV 26, ENV 32, ENV 33, ENV 37, ENV 38, ENV 39, ENV 40, ENV 41, ENV 42, ENV 43, HSG 5, HSG 6, HSG 7, HSG 8, HSG 11, ~~HSG 12~~, REC 4, CET 2, CET 3

UDP
 HEP 18, SHP 2, SHP 5, SHP 11, TRN 6, TRN 7, TRN 8, TRN 15, TRN 16 Specify
 TRN 22, TRN 23, RIV 1, RIV 3, RIV 4, RIV 5, RIV 8, T1 - Twickenham Riverside
 Supplementary Planning Guidance ✓
 Conservation Area Study/Proposal Twickenham Riverside
 Conservation Area Description: Twickenham Riverside CA8
 Conservation Area Number: [8]
 Listed Building Grade: []
 Conflict with Development Plan: _____
 Building of Townscape Merit: _____ Tick
 Tree Preservation Order No.: _____
 Advertised: [✓]
 Site Notice: [✓]
 CAAC: [✓]
 Metropolitan Open Land: Adjoining ✓
 Area of Mixed Use: ✓ Twickenham Tick
 Key Shopping Frontage: _____ &
 Secondary Shopping Frontage: _____
 Archaeological Priority Zone: _____ Specify
Proposal Site - T1 Twickenham Pool Other
Thames Rowing Area
Proposed area for environmental improvements
Thames Landscape Strategy

PRESENT USE (If vacant, previous use, if commercial give name)

site of swimming baths & ancillary
buildings, private car park, shop.

Review

- ✓ STG 1, STG 2, STG 3, STG 5, STG 6, STG 7, STG 10,
- ✓ IMP 2, IMP 3, ENV 1,
- ENV 1, ENV 4, ENV 9, ENV 12, ENV 18, ENV 24, ENV 26, ENV 27, ENV 28, ENV 30
- ✓ BUT 2, BUT 7, BUT 8, BUT 11, BUT 12, BUT 14, BUT 15, BUT 16, BUT 17, BUT 18
- ✓ TRN 1, TRN 2, TRN 3, TRN 4, TRN 5, TRN 6, TRN 8, TRN 9, TRN 10, TRN 12, TRN 22, TRN 23
- ✓ HSG 5, HSG 6, HSG 7, HSG 8, HSG 11,
- ✓ CCE 17, CCE 18, CCE 21, CCE 22
- ✓ TC 2, TC 4
- T1 - Twickenham Riverside