

Application reference: 06/1626/LBC
SOUTH TWICKENHAM WARD

Date application received	Date made valid	Target report date	8 Week date
12.05.2006	12.05.2006		07.07.2006

Site:

Strawberry Hill House (Walpole Villa), Waldegrave Road, Twickenham, Middlesex

Proposal:

Restoration of historic building (Walpoles Villa); alterations to facilitate opening to public of Walpole Villa, alterations to convert part to holiday flat, minor extensions and new ticket office extension. Provision of new car park and alterations to vehicular access, Restoration of setting.

Present use: *Education Use (St. Marys College)*

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

APPLICANT NAME

Strawberry Hill Trust
96 Clifden Court
Clifden Road
Twickenham
Middlesex
TW1 4LR

AGENT NAME

Peter Inskip
19-23 White Lion Street
London
N1 9PD

Consultations:

Internal/External:

Consultee	Expiry Date
✓The Ancient Monuments Society	16.06.2006
✓The Georgian Group	16.06.2006
The Royal Commission On Historical Monuments Of England	16.06.2006
✓Commission For Architecture And Built Environment	16.06.2006
The Society For The Protection Of Ancient Buildings	16.06.2006
The Victorian Society	16.06.2006
✓English Heritage LBC	16.06.2006

Neighbours:

-

History:

Ref No	Description	Status	Date
No History			
Dummy UPRN			

Constraints:

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): *PAP*

Dated: *18/10/06*

I agree the recommendation:

Team Leader/Development Control Manager

Dated:

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 caps.

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:

06/1626/LBC
Strawberry Hill House (Walpole Villa)
Waldegrave Road
Twickenham

Proposal: Change of use of Walpole's Villa (part of Strawberry Hill House) to education and heritage use including ancillary accommodation; conversion to form self contained flat for holiday use; extensions to form bathroom, boiler house and ticket office. Construction of new visitors car park (25 Spaces – 1 space reserved for vacation flat) with new vehicular access from Waldegrave Road. New Railings, landscaping and plating in front of Walpole's Villa involving closure of 2 No. vehicular access and reinstatement of existing gates. Widening of access (nr Waldegrave Park junction) to college staff car parking.

Applicant: Peter Inskip for Strawberry Hill Trust

Application received: 12 May 2006

Main development plan policies:

UDP – First Review: BLT 2

Present use: Building belonging to St. Mary's College (Education)

Site, History and Proposal: The land to which this application relates is situated within the grounds of St Mary's College University College, bordered to the north and west by Waldegrave Road and residential properties to the east and south. This proposal specifically refers to the group of buildings and surroundings situated at the northern end of this site, it falls within the Waldegrave Park Conservation Area (CA54), contains a Grade I listed building, (there are two other listed buildings and 3 BTM's on college site). The site contains numerous Tree Protection Orders and is partly on Metropolitan Open Land (MOL).

The Walpole's Villa is commonly acknowledged as one of the Britain's earliest and most significant building to employ the Gothic Revival style and it's importance has been recognised in it's Grade I listing The proposed works focus on Walpole's Villa, which forms the north wing, but also includes alterations to the Waldegrave Wing and the setting.

There is vast planning history relating to the College site as a whole, but no specific applications directly relevant to this proposal.

This application proposes:

- Restoration of the gardens including the Priors garden on the north side of the house, restoration of the east screen and introduction of boarded door, recreation of west screen and relaying of garden.
- Creation of a 2 bed holiday flat to be let by the landmark trust
- Addition of a one bed property managers flat within the building
- Construction of new ticket office, bathroom and boiler house
- Installation of lift
- Creation of car park at the north east corner of the site for 32 cars and 1 mini bus
- Closure of entrance to horseshoe drive to front of property, including the erection of new gates and boundary treatment
- Removal of timber fencing and replacement with low level shrubbery fronting Waldegrave Road.

- Widening of access (nr Waldegrave Park junction) to college staff car parking.

An application for full planning permission has also been submitted (ref:06/1619/FUL) which precedes this report.

Public and other representations:

The Georgian Group welcome the proposals to restore the villa and offer no objections to the restoration works or minor alterations. Some concern was raised regarding the proposed material of the ticket office.

English Heritage: have recommended that Listed Building Consent be granted subject to conditions which can be seen at the end of this report.

Ancient Monuments Society: do not wish to comment on this application

CABE: no comment raised

The Society for Protection of Ancient Buildings: No objections

The Victorian Society: no objections to the scheme

Amendments:

Changes to the layout of car park area were made following concern raised by the Council's Arboricultural officer. The position of the new access point was moved and the layout of parking spaces was altered so that the application now proposes 25 car parking spaces (two of which will be for disabled visitors) and 3 mini bus parking spaces.

Professional Comments: The main aspect to take into consideration with this application is the impact on the listed building.

Please see professional comments on report for 06/1619/FUL.

Summary

This proposal is considered to greatly enhance the character and condition of the Listed Building, which is currently on the Buildings at Risk Register.

I therefore recommend LISTED BUILDING CONCENT be granted subject to the following conditions and informatives:

Standard conditions:

AT04	-	Development begun within 3 years
BD06	-	Materials approved specific matters 'ticket office'
LB06	-	Protection of internal features

Non-standard conditions:

NS07-Details in respect of the following shall be submitted to and approved in writing by The Local Planning Authority before commencement of work of site:

1. Proposals for the Waldegrave fountain on the lawn to the east of the Waldegrave Wing. Details to include proposed retention and repair in situ or its relocation and repair to an agreed location within the grounds of Strawberry Hill.

2. The treatment and finish to the floor of the entrance hall G/1/9. The tiles shall remain in situ unless details are provided to demonstrate that the tiles can be lifted for reuse without damage and the original Walpole period floor survives beneath and can be revealed and reused.

Reason: To protect the integrity of the building and grounds

Standard informatives:

- IB04 - Listed building –unauthorised work
- IE05A - Noise control building sites
- IH06C - Damage to public highway
- IL10A - Building regulations required
- IL11 - Approved drawing numbers' SHT GA 100, 250, SHT-GA 001, 10, 12, 14, 15, 16, 17, 18, 19, 24, 25, 26, 27, 28, 29, 30 and 31, 112 (MP) 001, 112 (SK) 001 rev. D and Supporting information Vol 1:text, Vol 2: Illustrations, tree survey, development plans, analysis of fabric Vol.1 ground floor, Vol 2a First Floor, Vol 2B, first Floor, Vol 3 Second and upper floor received on 12 March 2006 and 112 (SK) rev. E received on 28 September 2006'
- IL16C - Relevant policies and proposals- 'BLT 3'
- IL20 - Reason for granting LBC 'This proposal is considered to greatly enhance the character and condition of the Listed Building, which is currently on the Buildings at Risk Register.'
- IM11 - Use of hardwoods

Non-standard informatives:

- NI01 - As there is an increase in hardstanding area through the creation of the visitors car park the applicant is advised to consider the use of Sustainable Drainage Systems (SuDS) to control run off to the equivalent greenfield run off rate or less than 1% probability rainfall event as recommended in PPG25

NS01-the applicant is advised that the Waldegrave fountain as shown on Drawing No. 112(SK)001 Rev.D should be retained and dealt with as per condition NS07.

Background papers:

- Application forms and drawings
- Letters of representation