



**TOWN AND COUNTRY PLANNING ACT 1990
(AS AMENDED)**

PLANNING STATEMENT

On behalf of
Station Road Teddington Ltd

In support of an application for the
change of use from F1 (learning and non-residential institutions)
to E medical (mental therapy)

At:

**Sugden Hall
Station Road
Teddington
TW11 9AA**

References:

CTP Ref: JCC/6254
LPA Ref: DC/JSI/21/2524/FUL
November 2021

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1.0 INTRODUCTION

- 1.1 This planning statement has been prepared by Cunnane Town Planning LLP on behalf of Station Road Teddington Ltd for the change of use from F1 (Learning and Non-Residential Institutions) to E medical (Mental Therapy). This application follows the refusal of planning permission for the same development in October this year for the following reasons:

U0111529 Refusal - land use

In the absence of any supporting information, the application fails to demonstrate that there is no longer an identified need for use of the site as a church hall and/or that it no longer meets users' needs. Further, no information has been submitted to demonstrate that the church hall is being adequately re-provided in a different way or elsewhere in a convenient alternative location accessible to the current community it supports, or that there are sufficient alternative facilities in the locality. Similarly, no information has been provided demonstrating that the proposed new use provides for an identified need, would be of a high quality and inclusive design providing access for all and provided in multi-use, flexible and adaptable buildings or co-located with other social infrastructure uses which increases public access. As such, the application fails to comply with Policy LP28 Parts B and C of the Local Plan (2018).

U0111531 Refusal - fire safety

In the absence of a fire safety strategy detailing the development's approach to fire safety risk, the scheme has failed to demonstrate that it would not have an adverse impact on the safety of future occupants and users in the event of a fire and is therefore contrary to the aims and objectives of Policy D12 Part A of the London Plan (2021).

U0111530 Refusal - transport / highways

In the absence of cycle parking provision, lack of detailed information regarding site users and likely trip number generations, and the failure to enter into a legal agreement to restrict the eligibility of the site users' eligibility to parking permits, the application fails to demonstrate that the development would not lead to an unacceptable increase in offsite parking to the detriment of the free flow of traffic and highways and pedestrian safety. As such, the application fails to comply with the Policies T5 and T6 of the London Plan (2021), LP44 and LP45 of the Local Plan (2018) and the Council's Transport SPD (June 2020).

2.0 PLANNING HISTORY

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

Development Management

Status: GTD Application:77/0179
Date:10/05/1977 Continuation of use of a prefabricated garage for the storage of Scout equipment.

Development Management

Status: GTD Application:82/0641

Date:22/07/1982 Continuation of use of prefabricated garage for the storage of scout equipment.

Development Management

Status: GTD Application:87/1346
Date:14/10/1987 Continuation of use of prefabricated garage for the storage of scout equipment.

Development Management

Status: GTD Application:73/2561
Date:15/02/1974 Erection of a prefabricated garage to provide storage for scout equipment.

Development Management

Status: WDN Application:18/1221/FUL
Date:01/10/2018 Demolition of the existing church hall (Sugden Hall) and concrete shed.
Erection of replacement church hall at ground floor with two flats to first floor (1 x 1 bed and 1 x 2 bed flats) and associated refuse and cycle stores.

Development Management

Status: REF Application:19/0883/FUL
Date:11/07/2019 Demolition of the existing church hall and shed and erection of a two-storey building comprising replacement church hall to ground floor and 2 no. flats (1x 1 bed and 1 x 2 bed) on first floor and associated cycle and refuse stores.
Installation of new pedestrian access gate.

Development Management

Status: WDN Application:20/1608/FUL
Date:02/11/2020 Demolition of existing ground floor and part first floor of church hall and ancillary space, to be replaced with a new church hall at ground floor plus ancillary space and 2 no. flats (2 x 1B2P) at first floor; associated bin storage and cycle parking.

Development Management

Status: PDE Application:21/2524/FUL
Date: 14/10/2021 Change of use from F1 (learning and non-residential institutions) to E Medical (mental therapy)

3.0 PLANNING POLICY

3.1 The relevant planning policies for this application are LP28 Parts B and C, LP44, LP45 of the Local Plan and Policy D12 of the London Plan.

4.0 PLANNING ASSESSMENT

4.1 Policy LP28 parts B and C are relevant to this proposal. Part B1 and B2 of Policy LP28 are relevant regarding new social and community infrastructure provision. Part C is relevant to loss of social and community infrastructure. It states that permission for loss of social or community infrastructure will be resisted unless:

- (1) There is no longer an identified need for the facilities or they no longer meet the needs of users and cannot be adapted; or
- (2) The existing facilities are being re-provided in a different way or elsewhere in a convenient alternative location accessible to the current community it supports or that there are sufficient alternative facilities in the locality, and
- (3) The potential of revising or redeveloping the existing site for the same or alternative social infrastructure use for which there is a local need has been fully assessed.

4.2 Land Use

4.3 The Scouts moved into Sugden Hall in the late 1950's and they left in 2014 and moved to Udney Park Pavilion in Teddington where they still are. The original church building in Station Road was used by the Church until around 2013-14 when their insurers deemed it unsafe and they started using the current church building in Christchurch Avenue. The original church building in Station Road was sold in 2015 and is now flats. The current church building in Christchurch Avenue was built in 1974 and was refurbished between 2015-2017. The church then moved permanently into the refurbished church building. The outcome of this is that both the Scouts and the church have now achieved suitable accommodation in the area. This means that criteria 1 and 2 of Policy LP28C are met.

4.4 Turning to criterion 3 of Policy LP28C Sugden Hall will provide for an identified need as the applicant has pre-let the building to a company called Attachment Matters owned by a Hampton based therapist called Louis Sydney. Attachment Matters, currently based in Mortlake, provides primarily children's therapy for local authorities/health trusts/ social services/ post-adoption.

4.5 The current space suits Attachment Matters' operation well in that it provides a mixture of individual consultation rooms (5 in total), a large training space, a kitchen for normal kitchen use and cooking therapy. Co-location in an existing facility does not suit Attachment Matters' clients as it is aimed predominantly at the under 18-20 age group with attachment issues, not a general mental health grouping with a large age and ability difference.

4.6 The building is being completely refurbished throughout to provide new enhanced insulation, new plasterboard linings, walls and ceilings to achieve fire and acoustic separation, new electrical installation including low energy fittings and fire alarm, new accessible WC provision, and new kitchen. Externally the

building is being redecorated and refurbished and the courtyard to the front is having cycle parking and planting provided.

4.7 The above demonstrates that the proposed new use satisfies Parts B1 and B2 of Policy LP28B and criterion 3 of Policy LP28C.

4.8 In summary, the re-accommodation of the church and the Scouts and the provision for Attachment Matters means that all three criteria of Policy LP28C are met.

4.9 Fire Safety

4.10 With regard to the second reason for refusal, the following measures have been put in place as part of the refurbishment of the property.

- The building is mainly single storey ground floor with a small proportion of space at first floor.
- The space provides 2 means of escape, front and rear with travel distances being well within the British Standard provisions.
- All internal finishes are new plasterboard providing the requisite fire protection between ground and first floor and spread of flame regulations to rooms and escape routes.
- The existing envelope is concrete panels, brick and cement composite so satisfies building regulations requirements in terms of boundary conditions.
- The electrical installation is all new with emergency lighting throughout to satisfy the British Standard, an L2 fire alarm installation with detectors where necessary, call points at final exit positions, sounders and beacons (for hearing impaired).
- The development has a positive impact on the safety of future occupants.

The above measures meet the requirements of London Plan Policy D12 part A.

4.11 5 cycle spaces will be provided to meet the requirements of Policies LP44 and LP45 of the Local Plan and Policies T5 and T6 of the London Plan. As a Section 106 obligation is proposed which prohibits off-site parking permits and no on-site vehicle parking is proposed, there will be no vehicle trip generation on the network as a result of the development.

5.0 **PARKING PERMITS / SECTION 106 OBLIGATION**

5.1 The applicant is willing to enter into a Section 106 obligation to prevent the use of parking permits. As no on-site parking is provided and no parking permits will be available, the site will not generate any car trips. As stated above, in 4.11, 5 cycle spaces will be provided on site.

6.0 CONCLUSION

- 6.1 In this planning statement I have demonstrated that the proposal complies with relevant development plan policy. Section 38(6) of the Planning and Compulsory Purchase Act and paragraph 11 of the NPPF advise that planning permission should be granted for proposals which comply with the development plan.