



ENVIRONMENT DIRECTORATE

PLANNING REPORT
Printed for officer by

Emer Costello on 21 January 2022

Application reference: 18/0718/DD01
TEDDINGTON WARD

| Date application received | Date made valid | Target report date | 8 Week date |
|---------------------------|-----------------|--------------------|-------------|
| 13.12.2021 | 14.12.2021 | 08.02.2022 | 08.02.2022 |

Site:

Informer House, 2 High Street, Teddington,

Proposal:

Details pursuant to condition U0045639 - Ecological Enhancement, of planning permission 18/0718/VRC.

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

APPLICANT NAME

Mr Tom Phillips
25 High Street
Rickmansworth
Herts
Herts
wd3 1et
United Kingdom

AGENT NAME

DC Site Notice: printed on and posted on and due to expire on

Consultations:

Internal/External:

Consultee

LBRuT Ecology

Expiry Date

14.01.2022

Neighbours:

-

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

Development Management

Status: GTD

Date:08/11/1984

Application:84/1069

Erection of balustrade to replace parts of existing brick wall.

Development Management

Status: GTD

Date:20/06/2012

Application:12/1301/FUL

Alterations to front external area and boundary including new hard/soft landscaping and boundary railings

Development Management

Status: GTD

Date:28/11/2012

Application:12/1301/DD01

Details pursuant to condition LT09 - hard/soft landscaping

Development Management

Status: AAPR

Date:21/08/2014

Application:14/2683/P3JPA

Change of use of office building (B1) to 8 residential flats (4 x 1 bed

and 4 x 2 bed).

Development Management

Status: GTD

Date:10/10/2017

Application:16/2647/FUL

Demolition of the existing office (B1a) building (395 sq.m) and the erection a part five / part six-storey mixed-use building comprising a ground floor office / commercial unit (300 sq.m) and 22 (11 x 1 and 11 x 2 bed) affordable 'shared ownership' apartments on the upper floors with 10 car parking provided at basement level including associated works.

Development Management

Status: REF

Date:26/02/2018

Application:16/2647/NMA

Demolition of the existing office (B1a) building (395 sqm) and the erection a part five / part six-storey mixed-use building comprising a ground floor office / commercial unit (300 sqm) and 22 (11 x 1 and 11 x 2 bed) affordable 'shared ownership' apartments on the upper floors with 10 car parking provided at basement level including associated works [Non-Material Amendment to Planning Permission 16/2647/FUL to revise the approved drawings].

Development Management

Status: GTD

Date:09/07/2018

Application:18/0718/VRC

Demolition of the existing office (B1a) building (395 sq.m) and the erection a part five / part six-storey mixed-use building comprising a ground floor office / commercial unit (300 sq.m) and 22 (11 x 1 and 11 x 2 bed) affordable 'shared ownership' apartments on the upper floors with 10 car parking provided at basement level including associated works. [Minor Material Amendment Application of 16/2647/FUL to allow: 1) Increase in PV panels provision 2) Change from provision of Green Roof to Brown roof 3) Alterations to roof at Level 5 4) Alteratons to fenestration on all elevations including removal of small openable panels 5) Alterations to front landscaping 6) New lower ground floor layout to provide new plant room, 10 car parking spaces, cycle and refuse storage

Development Management

Status: GTD

Date:15/08/2018

Application:16/2647/DD02

Details pursuant to condition DV29F - Potentially Contaminated Sites (Part 1a Only) of planning permission 16/2647/FUL.

Development Management

Status: GTD

Date:14/08/2018

Application:16/2647/DD01

Details pursuant to condition U31653 - Archaeology of planning permission 16/2647/FUL.

Development Management

Status: GTD

Date:31/08/2018

Application:18/2449/VRC

Variation to conditions BD12 - Details -Materials to be Approved, U31644 - Access for Disabled People, DV42 - Details of Foundations, LT09- Hard and Soft Landscaping, U31651- Boundary Treatment & U31660-Miscellaneous Details of Planning Permission 16/2647/FUL to allow details to be submitted after commencement of demolition works..

Development Management

Status: GTD

Date:29/11/2018

Application:16/2647/DD04

Details pursuant to conditions U31644 - Access for Disabled People & LT09 - Hard and Soft Landscaping Required of planning permission 16/2647/FUL.

Development Management

Status: GTD

Date:29/11/2018

Application:16/2647/DD03

Details pursuant to conditions BD12 - Details - Materials to be Approved & U31660 - Miscellaneous Details of planning permission 16/2647/FUL.

Development Management

| | |
|---|--|
| Status: GTD Date:29/11/2018 | Application:16/2647/DD05 Details pursuant to conditions DV49 - Construction Method Statement, U31646 - CMS for Noise/Vibration & U31647 - Air Quality Required of planning permission 16/2647/FUL. |
| <u>Development Management</u> Status: GTD Date:19/09/2018 | Application:16/2647/DD06 Details pursuant to condition DV42 - Details of Foundations - Piling etc. of planning permission 16/2647/FUL. |
| <u>Development Management</u> Status: GTD Date:19/06/2020 | Application:16/2647/DD07 Details pursuant to conditions DV18a (Refuse arrangements), U31645 (Parking/Loading/Turning), PK06A (Cycle Parking) of planning permission 16/2647/FUL dated 10th October 2017. |
| <u>Development Management</u> Status: GTD Date:22/06/2020 | Application:16/2647/DD08 Details pursuant to condition DV29F-in part only (Potentially Contaminated Sites) of planning permission 16/2647/FUL |
| <u>Development Management</u> Status: GTD Date:10/07/2020 | Application:16/2647/DD09 Details pursuant to condition DS03 (Parking - People with disabilities) and DV28 (External illumination) of planning permission 16/2647/FUL. |
| <u>Development Management</u> Status: GTD Date:21/12/2020 | Application:16/2647/DD10 Details pursuant to conditions LT09 (Hard and Soft Landscaping Required), U0031651 (Boundary Treatment), and U0031661 (More tree planting - forecourt) of planning permission 16/2647/FUL. |
| <u>Development Management</u> Status: GTD Date:03/03/2021 | Application:16/2647/DD11 Details pursuant to condition DV29F (Potentially Contaminated Sites) of planning permission 16/2647/FUL |
| <u>Development Management</u> Status: WDN Date:30/11/2021 | Application:16/2647/DD12 Details pursuant to condition U0031657 - Green Roof |
| <u>Development Management</u> Status: GTD Date:30/06/2021 | Application:16/2647/DD13 Details pursuant to condition U0031654 - Service Management Plan of planning permission 16/2647/FUL. |
| <u>Development Management</u> Status: PCO Date: | Application:16/2647/S106 Deed of variation to alter affordable housing clauses secured by S106 agreement dated 9th October 2017 attached to planning permission 16/2647/FUL. |
| <u>Development Management</u> Status: GTD Date:22/10/2021 | Application:21/2538/VRC Variation of condition U31652 (parking spaces) of planning permission 16/2647/FUL dated 10.10.2017 to remove the 'before first occupation' wording. |
| <u>Development Management</u> Status: WDN Date:30/11/2021 | Application:16/2647/DD14 Details pursuant to condition U0112199 - PV layout and equipment details of planning permission reference 16/2647/FUL |
| <u>Development Management</u> Status: PDE Date: | Application:18/0718/DD01 Details pursuant to condition U0045639 - Ecological Enhancement, of planning permission 18/0718/VRC. |
| <u>Development Management</u> Status: PCO | Application:18/0718/DD02 |

Date: Details pursuant to conditions U45634 - PV Panels, U45641 - Brown Roof

Building Control

Deposit Date: 15.08.2018

New mixed use part 5/part 6 storey building with basement car-parking, ground floor commercial unit and 22 flats above (now known as Flats 1-22 Informer House, 2 High Street, Teddington TW11 8JF and 2A High Street, Teddington TW11 8JF)

Reference: 18/1457/IN

Enforcement

Opened Date: 03.10.2020

Enforcement Enquiry

Reference: 20/0401/EN/NAP

Recommendation:

The determination of this application falls within the scope of Officer delegated powers - YES

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):EC

Dated: 21.01.22

I agree the recommendation: SGS

Senior Planner

Dated:24/1/2022.....

This application has been subject to representations that are contrary to the officer recommendation. The Head of Development Management has considered those representations and concluded that the application can be determined without reference to the Planning Committee in conjunction with existing delegated authority.

Head of Development Management:

Dated:

| |
|------------------------|
| 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

U0057744 DD Informative

| | |
|----------------------------------|--|
| Application Number | 18/0718/DD01 |
| Address | Informer House 2 High Street Teddington |
| Proposal | Details pursuant to condition U0045639 - Ecological Enhancement, of planning permission 18/0718/VRC. |
| Contact Officer | Emer Costello |
| Target Determination Date | 08/02/2022 |

1. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

Details pursuant to condition U0045639 - Ecological Enhancement, of planning permission 18/0718/VRC

The comprehensive list of planning history can be found above.

18/0718/VRC Demolition of the existing office (B1a) building (395 sq.m) and the erection a part five / part six-storey mixed-use building comprising a ground floor office / commercial unit (300 sq.m) and 22 (11 x 1 and 11 x 2 bed) affordable 'shared ownership' apartments on the upper floors with 10 car parking provided at basement level including associated works.

[Minor Material Amendment Application of 16/2647/FUL to allow:

- 1) Increase in PV panels provision
- 2) Change from provision of Green Roof to Brown roof
- 3) Alterations to roof at Level 5
- 4) Alteratons to fenestration on all elevations including removal of small openable panels
- 5) Alterations to front landscaping
- 6) New lower ground floor layout to provide new plant room, 10 car parking spaces, cycle and refuse storage.

Granted permission 09/07/2018

2. EXPLANATION OF OFFICER RECOMMENDATION

The relevant condition states:

U45639 Ecological Enhancement

Details including number, type, specification, height and location of bird boxes to be submitted to and approved in writing by the Local Planning Authority and thereafter to be implemented as approved prior to the first occupation of the building.

REASON: To ensure the implementation of ecological enhancement measures in the interests of ecology and proper planning.

The following have been submitted:

- BIRD BOX 21.01 21 Jan 2022
- WP-0410-A-0202 I Bird Box Elevations 21 Jan 2022

The application is accompanied by 10 bird boxes. These are located across the facades of Informer House as indicated on the supplied drawing WP-0410-A-0202 I. The bird boxes would be Woodcrete which is the recommended material. The Council's ecologist has been consulted. The supplied material is considered adequate to meet the requirements of U45639 Ecological Enhancement. It is recommended that this condition is discharged.

3. RECOMMENDATION

Upon full assessment of the submitted material supporting the application, taking into account all material considerations, it is considered the requirements of U45639 of application ref: 18/0718/VRC have been met.