

Application reference: 19/2860/DD06 WEST TWICKENHAM WARD

Date application received	Date made valid	Target report date	8 Week date
24.12.2021	24.12.2021	18.02.2022	18.02.2022

Site:

Schurlock Place, 9 - 23 Third Cross Road, Twickenham, TW2 5FP

Proposal:

Details pursuant to conditions U0081534 - refuse/recycling arrangements and U008157 - details of cycle parking facilities

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

APPLICANT NAME

John Vigar
1-2 Chalice Close
Wallington
SM6 9RU
United Kingdom

AGENT NAME

Alderson
Kings House
101-135 King's Road
Brentwood
CM14 4DR
UK

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

Consultations:**Internal/External:****Consultee**

LBRUT Transport

Expiry Date

14.01.2022

Neighbours:

-

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

Status: GTD

Date:07/05/2020

Application:19/2860/FUL

Change of use of five, B1(a) office units to provide five three-bedroom terraced houses (Class C3), Retention of remaining class B1(a) office unit, extension and provision of rear private amenity space, facade alterations and other external alterations.

Development Management

Status: GTD

Date:23/09/2020

Application:19/2860/DD01

Details of Construction Method Statement (Condition U008152) pursuant to Planning Permission reference: 19/2860/FUL

Development Management

Status: GTD

Date:19/03/2021

Application:19/2860/DD03

Details pursuant to condition U0081530 - materials to be used on the external surfaces including fenestration for discharge of condition

Development Management

Status: REF

Date:22/12/2021

Application:19/2860/DD05

Details pursuant to conditions U0081523 - Green Roof Details, and U0081531 - Hard and Soft Landscaping Required, of planning permission 19/2860/FUL.

Development Management

Status: REF

Date:22/12/2021

Application:19/2860/DD04

Details pursuant of conditions U0081534 (Refuse/ Recycling Arrangements)

and U0081537 (Cycle Parking) of planning permission 19/2860/FUL.

Development Management

Status: PDE

Application:19/2860/DD06

Date:

Details pursuant to conditions U0081534 - refuse/recycling arrangements and U008157 - details of cycle parking facilities

Development Management

Status: PCO

Application:19/2860/DD07

Date:

Details pursuant to condition U0081523 - green roofs, U81531 - Hard and Soft Landscaping Required, of planning permission 19/2860/FUL.

Building Control

Deposit Date: 18.02.1992

Construction of wc and kitchen within existing warehouse

Reference: 92/0216/FP

Enforcement

Opened Date: 05.12.1996

Enforcement Enquiry

Reference: 96/00577/EN

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): JSI

Dated: 07/02/2022

I agree the recommendation: WT

~~Team Leader/~~Head of Development Management/Principal Planner

Dated:08/02/2022.....

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

Application reference: 19/2860/DD06

Site address: Schurlock Place, 9 – 23 Third Cross Road, Twickenham, TW2 5DY

Proposal:

This application relates to the discharge of conditions. The application to which these conditions relate is 19/2860/FUL, for which planning permission was granted by Committee on 07/05/2020 for the following development:

'Change of use of five B1(a) office units to provide three-bedroomed terraced houses (Class C3), retention of remaining class B1(a) office unit, extension and provision of rear private amenity space, façade alterations and other external alterations.'

This application seeks the discharge of the following condition(s):

- U81534 (Refuse/Recycling Arrangements)
- U81537 (Cycle Parking)

Material representations:

Internal consultation

- Transport – No objection

Amendments:

None.

Professional comments:

U81534 (Refuse / Recycling Arrangements)

Notwithstanding the information submitted with the application, none of the buildings hereby approved shall be occupied until arrangements for the storage and disposal of refuse/ recycling have been made in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

REASON: To safeguard the appearance of the property and the amenities of the area.

The applicant has submitted the following details:

- Cover Letter dated 24/12/2021 – Received 29/12/2021
- Dwg No. (21)01 Rev D 'Elevations Proposed Front, Sides and Rear' – Received 24/12/2021
- Dwg. No. (9)-01 Rev P1 'Site Plan and Landscape Plan' – Received 24/12/2021

The position and quantum of the refuse/recycling arrangements are considered to be acceptable from a highways perspective. The Council's Principal Transport Officer has been consulted on the details and raises no objection. The previous submission was unacceptable on the grounds that insufficient details regarding the chambers' visual impact. The revised submission provides an image of an example of the 2 x 240l bin unit and the name of the manufacturer. This is considered to be sufficient and officers considered that the proposed refuse/recycling arrangement would adequately protect the visual amenities of the area.

Condition U81537 – Cycle Parking

Notwithstanding the information submitted with the application, no building/dwelling/part of the development shall be occupied until cycle parking facilities have been provided in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show the position, design, materials and finishes thereof.

REASON: To accord with this Council's policy to discourage the use of the car wherever possible.

The applicant has submitted the following details:

- Cover Letter dated 24/12/2021 – Received 29/12/2021
- Dwg No. (21)01 Rev D 'Elevations Proposed Front, Sides and Rear' – Received 24/12/2021
- Dwg. No. (9)-01 Rev P1 'Site Plan and Landscape Plan' – Received 24/12/2021

The previous application was found to be unacceptable on the grounds that the submitted details appeared to show the proposed cycle parking occupying what was originally intended to be a car parking space, and not along the edge next to the proposed refuse/recycling storage, as per the approved plans of the parent planning permission. The applicant has provided additional information which clarifies that the original permission provided 10 car parking spaces. The central bay where the cycle parking is proposed was not intended to be a parking space but was left clear. This is supported by the approved plans for the original permission. Each house would continue to be provided with 2 car parking spaces in the same layout as the original permission. The Council's Principal Transport Planner has been consulted on the details and raises no objection.

The previous submission was also found to include insufficient details regarding the visual impact and accessibility of the cycle parking proposed. The revised application provides an image of the covered bike rack proposed and the name of the manufacturer. The standards are of a Sheffield style and are considered to be suitably accessible and secure. The design is considered to be acceptable and would protect the visual amenities of the area.

Recommendation: APPROVE with informatives