

Application reference: 22/3378/FUL TEDDINGTON WARD

Date application received	Date made valid	Target report date	8 Week date
11.11.2022	14.12.2022	08.02.2023	08.02.2023

Site:

11 Waldegrave Road, Teddington, TW11 8LA,

Proposal:

PROPOSED ALTERATIONS TO EXISTING SHOPFRONT.

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

APPLICANT NAME

PIZZAEXPRESS RESTAURANTS
LTD
HUNTON HOUSE
HIGHBRIDGE ESTATE
OXFORD ROAD
UB81HU

AGENT NAME

mr Chris Moseling
24 Chipstead Station Parade
Chipstead
CR5 3TE
United Kingdom

DC Site Notice: printed on 15.12.2022 and posted on 23.12.2022 and due to expire on 13.01.2023

Consultations:

Internal/External:

Consultee

14D Urban D

Expiry Date

29.12.2022

Neighbours:

Flat 12,Rutherford House,3 Waldegrave Road,Teddington,TW11 8JZ, - 15.12.2022
Flat 10,Rutherford House,3 Waldegrave Road,Teddington,TW11 8JZ, - 15.12.2022
Flat 8,Rutherford House,3 Waldegrave Road,Teddington,TW11 8JZ, - 15.12.2022
Flat 6,Rutherford House,3 Waldegrave Road,Teddington,TW11 8JZ, - 15.12.2022
Flat 4,Rutherford House,3 Waldegrave Road,Teddington,TW11 8JZ, - 15.12.2022
Flat 2,Rutherford House,3 Waldegrave Road,Teddington,TW11 8JZ, - 15.12.2022
Flat 11,Rutherford House,3 Waldegrave Road,Teddington,TW11 8JZ, - 15.12.2022
Flat 9,Rutherford House,3 Waldegrave Road,Teddington,TW11 8JZ, - 15.12.2022
Flat 7,Rutherford House,3 Waldegrave Road,Teddington,TW11 8JZ, - 15.12.2022
Flat 5,Rutherford House,3 Waldegrave Road,Teddington,TW11 8JZ, - 15.12.2022
Flat 3,Rutherford House,3 Waldegrave Road,Teddington,TW11 8JZ, - 15.12.2022
Flat 1,Rutherford House,3 Waldegrave Road,Teddington,TW11 8JZ, - 15.12.2022
13 Waldegrave Road,Teddington,TW11 8LA, - 15.12.2022

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

Development Management

Status: UNK

Date:19/09/1989

Application:89/1604/CON

Display Of 4 Non Illuminated Advertisements.

<u>Development Management</u> Status: UNK Date:20/11/1989	Application:89/2001/CON Display Of Seven Illuminated Exterior Signs.
<u>Development Management</u> Status: UNK Date:09/07/1990	Application:90/0906/CON Provision Of Air Intake And Outlet Ducts To Restaurant, Elevational Treatment Of The Pumping Chamber And Associated Landscaping.
<u>Development Management</u> Status: WDN Date:15/03/1996	Application:96/0337/FUL Conversion Of Existing Public House Into Bar/pizzeria Including Erection Of New Conservatory
<u>Development Management</u> Status: WDN Date:15/03/1996	Application:96/0338/CAC Part Demolition Of Existing Building And Rebuilding To Include New Conservatory
<u>Development Management</u> Status: GTD Date:11/10/1996	Application:96/1199/FUL Erection Of Rear Ground And First Floor Extensions And Chimney And Alterations Including Raising Of Northern Boundary Wall In Association With Use Of Premises As A Pizzeria/bar
<u>Development Management</u> Status: GTD Date:11/10/1996	Application:96/1202/CAC Demolition Of Outbuildings And Part Demolition Of Existing Rear Extensions And Former Stable Block
<u>Development Management</u> Status: GTD Date:15/04/1997	Application:97/0241 Externally Illuminated Fascia And Hanging Projecting Sign. Non-illuminated Roundel At First Floor Level
<u>Development Management</u> Status: WNA Date:29/04/1997	Application:96/1199 Details Pursuant To Condition Bd04 (details To Specified Scale) Of Planning Permission 96/1199/ful Dated 10/10/96.
<u>Development Management</u> Status: GTD Date:20/08/1997	Application:97/1023 Revisions To Previously Approved Scheme (96/1199/ful) For Alterations And Extensions In Connection With Use As A Pizzeria/bar, Including Dwarf Wall Above Flat Roof To Ground Floor, Air Conditioning Plant, Revised Detail Of Conservatory Roof
<u>Development Management</u> Status: WNA Date:21/08/1997	Application:97/1024 Additional Works In Connection With Previous Approval 96/1202/cac: Including Demolition Of Rear Chimney Re-building Of Boundary Wall With 13 Waldegrave Road, And Part Demolition Of Roof To Former Stable Block.
<u>Development Management</u> Status: GTD Date:10/09/1985	Application:85/1009 Erection of glazed link to rear yard. New boundary wall and gates and glazed opening to rear outbuilding.
<u>Development Management</u> Status: GTD Date:03/09/2008	Application:08/2358/ADV Retention of existing internally illuminated menu box, replacement of existing non-illuminated roundel at 1st floor level, retention of existing projecting sign bracket and spot lights with the addition of new projecting sign panel, installation of new fascia text x 2, installation of new poster box.
<u>Development Management</u> Status: WDN Date:02/09/2008	Application:08/2565/FUL Installation of new glass entrance door and fan light window above.

Development Management

Status: GTD
Date: 16/09/2014

Application: 14/2787/ADV
2 sets of externally illuminated fascia text, 1 externally illuminated projecting sign, 1 internally illuminated menu box and a takeaway sign and poster box.

Development Management

Status: PCO
Date:

Application: 22/3378/FUL
PROPOSED ALTERATIONS TO EXISTING SHOPFRONT.

Building Control

Deposit Date: 07.11.1996
Reference: 96/1553/FP

Alterations and extension

Building Control

Deposit Date: 25.02.1997
Reference: 96/1553/1/FP

Alterations and extension

Building Control

Deposit Date: 26.03.1997
Reference: 96/1553/2/FP

Alterations and extension

Building Control

Deposit Date: 21.05.1997
Reference: 96/1553/3/FP

Alterations and extension

Enforcement

Opened Date: 03.05.1996
Reference: 96/00245/EN

Enforcement Enquiry

Proposal	Replacing existing fixed casement windows with openable casement windows on a like-for-like basis (to facilitate delivery) and new grey canvas awning.
Site description / key designations	<p>The application property is a corner locally listed building (BTM) located in the Conservation Area CA37 High Street Teddington and sited on the opposite side of Elmfield House, a grade II listed building, and along in Waldegrave Road in Teddington Village, Teddington Ward and</p> <p>The remaining constraints, such as flooding constraints, are not considered relevant in this circumstance given the nature of the proposed scheme.</p>
Relevant Planning History	<p>96/1199/FUL - Erection Of Rear Ground And First Floor Extensions And Chimney And Alterations Including Raising Of Northern Boundary Wall In Association With Use Of Premises As A Pizzeria/bar - Granted 11/10/1996.</p> <p>96/1199 - Details Pursuant To Condition Bd04 (details To Specified Scale) Of Planning Permission 96/1199/ful Dated 10/10/96 - Granted 29/04/1997.</p> <p>97/1023 - Revisions To Previously Approved Scheme (96/1199/ful) For Alterations And Extensions In Connection With Use As A Pizzeria/bar, Including Dwarf Wall Above Flat Roof To Ground Floor, Air Conditioning Plant, Revised Detail Of Conservatory Roof - Granted 20/08/1997.</p>
Policies	The proposal has been considered having regard to the policies within the London Plan and the Council's Local Plan, in particular:

	<p>London Plan (2021):</p> <ul style="list-style-type: none"> • D12 Fire Safety <p>Local Plan (2018):</p> <ul style="list-style-type: none"> • LP 1 Local Character and Design Quality • LP 3 Designated Heritage Asset • LP 4 Non-Designated Heritage Assets • LP 8 Amenity and Living Conditions <p>Supplementary Planning Documents / Guidance:</p> <ul style="list-style-type: none"> • Shopfronts SPD (2010) • Buildings of Townscape Merit SPD (2015) • Hampton Wick & Teddington Village Planning Guidance SPD (2017) • Conservation Area Study / Statement - High Street (Teddington) Conservation Area 37
Consultee	Conservation Officer: does not object to the proposal.
Material representation/s	N/A.
Amendment/s	N/A.
Professional comments	<p>The proposal has been assessed in relation to the following issues:</p> <ul style="list-style-type: none"> • Design and Visual Amenity/Listed Building/CA/BTM • Amenity and Living Conditions • Fire Safety <p>Design and Visual Amenity/Listed Building/CA/BTM</p> <p>In considering whether to grant planning permission with respect to any buildings or other land in a conservation area, Section 72 of the Planning (Listed buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area. In this context, "preserving", means doing no harm.</p> <p>To give effect to that duty, decisions of the court have confirmed that for development proposed to be carried out in a conservation area, a decision-maker should accord "considerable importance and weight" to the desirability of preserving or enhancing the character or appearance of the conservation area, when weighing this factor in the balance with other material considerations which have not been given this special statutory status. This creates a strong presumption against granting planning permission where harm to the character or appearance of a conservation area is identified. The presumption can be rebutted by material considerations powerful enough to do so.</p> <p>In applications where the decision-maker is satisfied that there will be no harm to the character or appearance of a conservation area, the statutory presumption against granting planning permission described above falls away. In such cases the development should be permitted or refused in accordance with the policies of the development plan and other material considerations.</p>

	<p>Paragraph 199 of the National Planning Policy Framework (NPPF) (2021) states <i>‘when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance’</i>.</p> <p>Paragraph 202 of the NPPF (2021) mentions <i>‘where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use’</i>.</p> <p>Paragraph 203 of the NPPF (2021) underlines <i>‘the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset’</i>.</p> <p>Policy LP 1(A) ‘Local Character and Design Quality’ requires that all development to be of high architectural quality demonstrating a thorough understanding of the site and how it relates to its existing context, including character and appearance, and take opportunities to improve the quality and character of buildings, spaces and the local character. Development must respect, contribute to and enhance the local environment and character.</p> <p>Policy LP 1(B) underlines that <i>“the Council will resist the removal of shopfronts of architectural or historic interest. Shopfronts, including signage and illumination, should complement the proportions, character, materials and detailing, surrounding streetscene and the building of which it forms part. Blinds, canopies or shutters, where acceptable in principle, must be appropriate to the character of the shopfront and the context within which it is located. External security grilles and large illuminated fascias will only be allowed in exceptional circumstances”</i>.</p> <p>Policy LP 3 ‘Designated Heritage Asset’ of the Local Plan encourages to give great weight to the conservation of the heritage asset when considering the impact of a proposed development on the significance of the asset. The significance (including the settings) of the borough’s designated heritage assets, encompassing Conservation Areas, listed buildings, Scheduled Monuments as well as the Registered Historic Parks and Gardens, will be conserved and enhanced.</p> <p>Policy LP 4 ‘Non-Designated Heritage Assets’ of the Local Plan underlines that the Council will seek to preserve, and where possible enhance, the significance, character and setting of non-designated heritage assets, including Buildings of Townscape Merit, memorials, particularly war memorials, and other local historic features. There</p>
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	<p>will be a presumption against the demolition of Buildings of Townscape Merit.</p> <p>The Council's 'Shopfronts' SPD (2010) mentions that <i>"it is important to consider how shopfronts relate to the character of the street as a whole. The effect of proportions, materials and detailing should relate to and complement surrounding shops and buildings. [...] Proposals for shopfronts should respect the design of the building into which they are fitted, its architectural character, age, scale, form and materials"</i>.</p> <p>The proposals are at the side elevation of the host building, to form an opening section of window to one window in a group of 4 to form a delivery hatch. The proposed window would match the existing glazing arrangement and materials. A fixed awning in a grey fabric finish, with lettering is also proposed.</p> <p>The proposed works are modest and do not involve the main frontage of the building.</p> <p>Muted finishes are proposed for the matching opening windows and blind, which is small in scale.</p> <p>As such, the proposals would have a neutral impact on the setting of the Listed Building opposite and Conservation Area as well as a neutral impact on the host BTM complying with Local Plan Policies LP 1, LP 3 and LP 4 and the SPD (2010).</p> <p>Amenity and Living Conditions</p> <p>Policy LP 8 'Amenity and Living Conditions' requires that all development will need to protect the amenity and living conditions for occupants of new, existing, adjoining and neighbouring properties.</p> <p>Given the nature of the proposed works and its location as well as the fact that no change of use is proposed, it would be unlikely that the proposals would have an adverse impact in terms of overbearing, overlooking or loss of light. As such, they would be in accordance with Policy LP 8 of the Local Plan (2018).</p> <p>Fire Safety</p> <p>The submitted Fire Statement is considered sufficient satisfying Policy D12 of the London Plan (2021), therefore, a compliance condition is attached.</p> <p>The applicant is advised that alterations to existing buildings should comply with the Building Regulations. This permission is NOT a consent under the Building Regulations for which a separate application should be made.</p>
<p>Recommendation</p>	<p>It is recommended that the application reference 22/3378/FUL be granted approval subject to conditions and infomatives.</p>

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): GAP

Dated: 19/01/2023

I agree the recommendation: A Vedi

Team Leader/Head of Development Management/Principal Planner

Dated: 06/02/2023.....

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
