

Application reference: 23/1804/VRC TEDDINGTON WARD

Date application received	Date made valid	Target report date	8 Week date
29.06.2023	29.06.2023	24.08.2023	24.08.2023

Site:

Teddington Railway Station, Victoria Road, Teddington, TW11 0BB

Proposal:

Variation of condition U0082816 - Approved plans and documents, of planning permission 20/0029/FUL - Lift shafts to be widened by 500mm to accommodate wider lifts.

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

APPLICANT NAME

Mr Nick Donoghue
Waterloo General Office
London
SE1 8SW

AGENT NAME

Nick Donoghue
1 Puddle Dock
4th Floor
London
EC4V 3DS

DC Site Notice: printed on 03.07.2023 and posted on 14.07.2023 and due to expire on 04.08.2023

Consultations:

Internal/External:

Consultee

21D Urban D
LBRUT Transport

Expiry Date

24.07.2023
25.08.2023

Neighbours:

120 Fairfax Road, Teddington, TW11 9BS, - 03.07.2023
The Railway, 3 Victoria Road, Teddington, TW11 0BB, - 03.07.2023
1 Victoria Road, Teddington, TW11 0BB, - 03.07.2023
14B Victoria Road, Teddington, TW11 0AZ, - 03.07.2023
14A Victoria Road, Teddington, TW11 0AZ, - 03.07.2023
14 Victoria Road, Teddington, TW11 0AZ, - 03.07.2023
8 Victoria Road, Teddington, TW11 0AZ, - 03.07.2023
2 Victoria Road, Teddington, TW11 0AZ, - 03.07.2023
6 Victoria Road, Teddington, TW11 0AZ, - 03.07.2023
12 Victoria Road, Teddington, TW11 0AZ, - 03.07.2023
10 Victoria Road, Teddington, TW11 0AZ, - 03.07.2023
4 Victoria Road, Teddington, TW11 0AZ, - 03.07.2023
47 Station Road, Teddington, TW11 9AA, - 03.07.2023
45 Station Road, Teddington, TW11 9AA, - 03.07.2023
43 Station Road, Teddington, TW11 9AA, - 03.07.2023
41 Station Road, Teddington, TW11 9AA, - 03.07.2023
39 Station Road, Teddington, TW11 9AA, - 03.07.2023
37 Station Road, Teddington, TW11 9AA, - 03.07.2023
35 Station Road, Teddington, TW11 9AA, - 03.07.2023
33 Station Road, Teddington, TW11 9AA, - 03.07.2023
Units 3 To 4, Teddington Business Park, Station Road, Teddington, TW11 9BQ, - 03.07.2023
50 Station Road, Teddington, TW11 9AA, - 03.07.2023
29 Clarence Road, Teddington, Tw11 0bn - 03.07.2023

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

Development Management

Status: GTD Application:89/2217/FUL
Date:04/12/1989 Change Of Use Of British Rail Store Room To Office Ancillary To Garden Centre Activities.

Development Management

Status: GTD Application:66/0159/ADV
Date:17/03/1966 For Advertisements.

Development Management

Status: GTD Application:74/1380/ADV
Date:25/02/1975 For Advertisements.

Development Management

Status: GTD Application:04/2360/COU
Date:05/11/2004 Change of use of former waiting room into mini cab office

Development Management

Status: GTD Application:04/3868/ADV
Date:06/01/2005 Erection of internally illuminated advert signage for Mini Cab Office

Development Management

Status: GTD Application:05/2348/FUL
Date:13/10/2005 Renewal of previously approved 04/2360/COU to allow change of use to mini cab office for a 1 year period and also to allow change of hours of operation

Development Management

Status: NOP Application:11/1630/CON
Date:11/08/2011 Extension to existing platforms

Development Management

Status: GTD Application:12/3719/LBC
Date:25/01/2013 Internal refurbishment and re-modelling of a disused WC facility within a Listed Railway Station building to provide an accessible WC for railway station users.

Development Management

Status: GTD Application:14/4989/LBC
Date:10/02/2015 Replacing the existing glazed double doors to the street and platform entrances(located in the booking hall) with double aluminium framed automatic opening doors to provide DDA compliant accesses.

Development Management

Status: GTD Application:16/0742/GPY01
Date:21/04/2016 Construction of a cycle hub.

Development Management

Status: REF Application:17/1280/FUL
Date:28/09/2017 Installation of an ATM to the wall fronting Station Road.

Development Management

Status: REF Application:17/1281/ADV
Date:28/09/2017 Internally illuminated signage in relation to the installation of an ATM.

Development Management

Status: WNA Application:17/2104/LBC
Date:21/07/2017 Installation of an ATM to the existing wall on the station front.

Development Management

Status: VOID Application:18/1922/VOID
Date:18/07/2018

Development Management

Status: GTD Application:18/1923/LBC
Date:23/08/2018 New flooring, door from station hall, signage approved from south western trains. Full refurbishment inside the shop and no wall will need to be demolished

Development Management

Status: GTD Application:19/3222/LBC
Date:19/12/2019 Mounting of wireless access points at each end of the canopy on the existing girders and lighting columns.

Development Management

Status: GTD Application:20/0029/FUL
Date:08/06/2020 Installation of two 'Access for All' lift shafts connecting to the existing station

footbridge at Teddington Station.

<u>Development Management</u> Status: GTD Date:15/12/2021	Application:21/2827/LBC Listed building consent for internal fit out works and changes to the existing shopfront.
<u>Development Management</u> Status: GTD Date:28/04/2022	Application:22/0178/LBC The installation of the Real Time Information displays at the London end of platform 1 and 2
<u>Development Management</u> Status: GTD Date:09/02/2023	Application:22/3721/LBC Install and commission 2no. induction loop systems for PA on Teddington Station platforms: Platform 1: Install AFIL towards the center of the platforms under the canopy affixed to canopy column or building. Platform 2: Install AFIL towards the center of the platforms under the canopy affixed to canopy column or building.
<u>Development Management</u> Status: GTD Date:03/08/2023	Application:23/1507/LBC Proposal to install a wall-mounted automated external defibrillator (AED) unit in a high visibility robust cabinet, connected to a mains 240v supply and also incorporating a 120 - 240v AC powered heater and internal LED lighting. Proposed location of cabinet as shown on accompanying plan / photographic view of station.
<u>Development Management</u> Status: PCO Date:	Application:23/1804/VRC Variation of condition U0082816 - Approved plans and documents, of planning permission 20/0029/FUL - Lift shafts to be widened by 500mm to accommodate wider lifts.
<u>Development Management</u> Status: PCO Date:	Application:20/0029/DD01 Details pursuant to condition U0082815 - Materials to be approved, of planning permission 20/0029/FUL.
<u>Development Management</u> Status: PCO Date:	Application:20/0029/DD02 Details pursuant to condition U0082814 - Construction Method Statement, of planning permission 20/0029/FUL.

Appeal

Validation Date: 05.12.2017
Reference: 17/0233/AP/REF
Installation of an ATM to the wall fronting Station Road.

<u>Enforcement</u> Opened Date: 25.09.1997 Reference: 90/00021/EN	Enforcement Enquiry
<u>Enforcement</u> Opened Date: 24.09.1997 Reference: 93/00035/EN	Enforcement Enquiry
<u>Enforcement</u> Opened Date: 29.03.2010 Reference: 10/0150/EN/UBW	Enforcement Enquiry
<u>Enforcement</u> Opened Date: 07.03.2011 Reference: 11/0109/EN/ADV	Enforcement Enquiry
<u>Enforcement</u> Opened Date: 25.07.2011 Reference: 11/0386/EN/EOP	Enforcement Enquiry
<u>Enforcement</u> Opened Date: 25.07.2011 Reference: 11/0387/EN/BCN	Enforcement Enquiry

Opened Date: 22.11.2012 Enforcement Enquiry
Reference: 12/0627/EN/LBUW

Enforcement

Opened Date: 13.10.2015 Enforcement Enquiry
Reference: 15/0655/EN/LBUW

Enforcement

Opened Date: 23.02.2016 Enforcement Enquiry
Reference: 16/0124/EN/ADV

Enforcement

Opened Date: 23.11.2016 Enforcement Enquiry
Reference: 16/0754/EN/LBUW

1. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The application is to vary the drawings and documents approved under planning permission 20/0029/FUL which granted permission for the construction of two lift shafts at either side of the footbridge adjacent to Teddington Railway Station. The revised drawings show the proposed lift shafts widened by 500mm to accommodate wider lifts.

The comprehensive list of planning history can be found above.

2. EXPLANATION OF OFFICER RECOMMENDATION

On the southwest side of the railway tracks the lift shaft would be located within the station precinct with the entrance located on Platform 1. The approved width of the lift shaft was 3.2m wide at its greatest point. In the revised drawing the width of the lift shaft would be 3.7m wide. The depth of the lift shaft, that is how far it projects out from the footbridge would be reduced by approximately 200mm. The height would be reduced from 9.8m high to 9.6m. As such the overall bulk and appearance of this particular lift shaft would not greatly increase. In fact, it would appear marginally smaller when seen from Adelaide Road. The materials proposed would be the same as previously approved.

On the northeast side of the tracks, the lift shaft would be located on the pavement of Station Road. It is understood that the applicant has or will apply for an order under S247 of the Town and Country Planning Act 1990 to stop up the highway. This was agreed in principle when the application was determined. The he revised drawings show the length of the lift shaft would be 7.5m, less than the 8m approved. The height of the lift shaft would be reduced from 9.8m to 9.6m. However, the width of the lift shaft would be increased by 500mm from 3.0m to 3.5m. This would mean it projects further onto the pavement than initially proposed. This would leave a pinch point of 1.8m between the lift shaft and the pavement kerb at present. This would not provide sufficient space for pedestrians. However, the Council has agreed to carry out works to widen the pavement to maintain a width of at least 2m. This was previously confirmed by the Transport department and the applicant will need to apply under separate legislation to close the pavement while work is carried out. An informative can be added to remind the applicant of this. The Transport Officer consulted on this application has not raised any objection to it. In light of the works to the pavement, it is thought the additional width of the lift shaft would be acceptable. The materials proposed are the same as previously approved.

As the appearance and size of the lift shafts would be broadly similar to what was originally approved, it is not thought that the changes would have any new or material impacts on designation heritage assets, including the adjacent Conservation Area and Teddington Station.

3. RECOMMENDATION

Grant variation of condition

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

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): JPH

Dated: 21/08/2023

I agree the recommendation: SGS

Senior Planner

Dated:22/8/2023.....

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
