



PLANNING REPORT

Application reference: 21/1087/DD01
SOUTH TWICKENHAM WARD

Date application received	Date made valid	Target report date	8 Week date
12.09.2024	12.09.2024	07.11.2024	07.11.2024

Site:
Moreton House, 55 - 61 Heath Road, Twickenham,
Proposal:
Details in pursuant of condition DV43C (Parking Permits Restriction GRAMPIAN) of approved application 21/1087/GPD15.

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

APPLICANT NAME	AGENT NAME
	Ellen Parker
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DC Site Notice: printed on and posted on and due to expire on

Consultations: Internal/External: Consultee	Expiry Date

Neighbours:

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

<u>Development Management</u> Status: AAPR Date:19/05/2021	Application:21/1087/GPD15 The proposed works is for the change of use of existing Class E office use on first floor to provide C3 3 x 1 bedroom units and a 1 x 2 bedroom unit
<u>Development Management</u> Status: WDN Date:16/10/2023	Application:23/2417/GPD26 Change of use of the existing office use on the first floor to provide 4 self contained units - 3 x 1 bedroom units and 1 x 2 bedroom unit.
<u>Development Management</u> Status: PCO Date:	Application:21/1087/DD01 Details in pursuant of condition DV43C (Parking Permits Restriction GRAMPIAN) of approved application 21/1087/GPD15.

<u>Building Control</u> Deposit Date: 04.08.2023	Conversion of the existing first floor to from offices to residential and
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the addition of 1 floor to provide a total of 7 x 1 bedroom flats and also 1 x 2 bedroom flat.

Reference: 23/1190/IN

Building Control

Deposit Date: 31.01.2024

Conversion of existing vacant first floor into 3 x 1 bed flats and 1 x 2 bed flat (now known as Flat 1-4 (cons) Moreton House, 55-61 Heath Road, Twickenham, TW1 4AW)

Reference: 24/0120/IN

Enforcement

Opened Date: 09.09.2024

Enforcement Enquiry

Reference: 24/0477/EN/UBW

Proposal	Details pursuant to condition: 1) DV43C Parking Permits Restriction – GRAMPIAN of the prior approval reference: 21/1087/GPD15 .
Site description / key designations	The application site is situated on the southern side of Heath Road, Twickenham. It comprises of a two-storey flat roofed building to the front of the site with a single storey extension to the rear. The building consists of a mixed-use sales room (sui generis), retail (A1) and café (A3) at ground floor with separate offices (B1) to the first floor. A central main entrance leads into the building, along with a shuttered entrance for vehicles to park off the road. The design of the building is reflective of its nature, with a large amount of glazing providing views to the products associated with the retail appearance to the ground floor, and windows providing an office appearance to the first floor. The site is located to the west of the main retail centre in Twickenham. The area surrounding the site is mixed use in nature, however it predominately includes retail units at ground floor, with some examples of residential flats above. Architecturally, Heath Road is mixed in appearance, however buildings are predominately 2 – 3 stories, clad in brick and have both flat and pitched roofs. The site is well connected to public transport through regular buses on Heath Road, and approximately 10 minutes walk from Twickenham Railway Station. The site is not statutorily or locally listed and does not fall within a Conservation Area. Furthermore, it is not noted to be subject to any land contamination or flood risk. However, it is located within an Archaeological Priority Area, and a Critical Drainage Area. The site is noted to be located within the Twickenham Village Character Area and subject to the Twickenham Area Action Plan.
Relevant planning history	21/1087/GPD15 - The proposed works is for the change of use of existing Class E office use on first floor to provide C3 3 x 1 bedroom units and a 1 x 2 bedroom unit - Granted 19/05/2021.
Consultee/s	N/A.
Representation/s	Given the nature of the application, this is not subject to neighbouring consultation.
Professional comments	The application proposes the discharge of condition:

	<p>1) DV43C Parking Permits Restriction – GRAMPIAN</p> <p>of the prior approval reference: 21/1087/GPD15.</p> <p>The full wording of the condition which is intended to discharge is:</p> <p>1) DV43C Parking Permits Restriction – GRAMPIAN</p> <p><i>Before the development hereby permitted begins a scheme shall be agreed in writing with the local planning authority and be put in place to ensure that, with the exception of disabled persons, no resident/commercial occupier of the development shall obtain a resident/commercial parking permit within any controlled parking zone which may be in force in the area at any time, nor a season ticket/enter into a contract to park in any car park controlled by the Council.</i></p> <p><i>REASON: To ensure that the development does not generate an increased demand for on-street car parking to the detriment of the free flow of traffic, the conditions of general safety along the neighbouring highways, the amenity of the area and to accord with the Councils car parking policy and standards.</i></p> <p>The applicant has entered into a legal agreement (unilateral undertaking) addressing the requirements of the above condition and therefore this is considered to be fully discharged.</p>
Recommendation	Discharge.

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: 12/09/2024

I agree the recommendation: CTA

Team Leader/Head of Development Management/Principal Planner

Dated:13/09/2024.....

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