

**Application reference: 22/2556/DD06**  
**SOUTH TWICKENHAM WARD**

Date application received	Date made valid	Target report date	8 Week date
16.07.2024	16.07.2024	10.09.2024	10.09.2024 <b>EOT: 20/09/2024</b>

**Site:**

Greggs, Gould Road, Twickenham, TW2 6RT

**Proposal:**

Details pursuant to condition U0178990 (Details – Materials) (In Part) of planning permission ref: 22/2556/FUL dated 14.06.2024

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

**APPLICANT NAME**

N/A  
c/o Agent  
c/o Agent  
c/o Agent  
c/o Agent

**AGENT NAME**

Ms Charlotte Orrell  
DP9 Ltd  
100 Pall Mall  
St James's  
London  
SW1Y 5NQ

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

**Consultations:**

**Internal/External:**

**Consultee**  
14D Urban D

**Expiry Date**  
01.08.2024

**Neighbours:**

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

Development Management

Status: GTD Application:77/1161  
Date:17/01/1978 Erection of new escape staircase.

Development Management

Status: GTD Application:79/1153  
Date:08/01/1980 Erection of a building to house flour storage silos.

Development Management

Status: GTD Application:79/1158  
Date:08/01/1980 Erection of a two storey building to provide ancillary office accommodation.

Development Management

Status: GTD Application:81/0893  
Date:14/10/1981 Erection of a single storey building to provide ancillary office accommodation. (Revised Drawing No. 869/120 Rev. B).

Development Management

Status: REF Application:82/0536  
Date:26/10/1982 Erection of a first floor extension to existing office building to provide additional ancillary office accommodation.

<u>Development Management</u> Status: REF Date:19/02/1985	Application:84/0871 Retention of two portable buildings, one for use as office and one as a store.
<u>Development Management</u> Status: GTD Date:13/02/1986	Application:85/1756 The erection of noise baffle sidewall sheeting and roof to covered van closing area together with screen.
<u>Development Management</u> Status: GTD Date:08/08/1951	Application:47/2667 Extension of existing premises for use as plant bakery.
<u>Development Management</u> Status: GTD Date:15/08/1952	Application:47/3337 The erection of storage building at rear.
<u>Development Management</u> Status: GTD Date:20/04/1953	Application:47/3815A Erection of building for coachbuilding and vehicle body repairs and maintenance.
<u>Development Management</u> Status: GTD Date:19/11/1953	Application:47/4387 The erection of boiler house and chimney as extension to new coachbuilding works.
<u>Development Management</u> Status: GTD Date:21/04/1954	Application:47/4834 Extension to existing bakery.
<u>Development Management</u> Status: GTD Date:21/04/1954	Application:47/4836 Use of existing building as van store and for despatching of bread.
<u>Development Management</u> Status: GTD Date:23/03/1955	Application:47/5859 An extension to existing bakery.
<u>Development Management</u> Status: GTD Date:21/07/1955	Application:47/6295 The erection of engineers workshop and store, petrol pump and storage tank.
<u>Development Management</u> Status: GTD Date:21/07/1955	Application:47/6296 The erection of boiler house.
<u>Development Management</u> Status: GTD Date:21/07/1955	Application:47/6310 Use of van storage and bread despatch building as a bread bakery incorporating ovenroom, dough room and flour store.
<u>Development Management</u> Status: GTD Date:20/06/1956	Application:47/7143 Extension of existing bakery.
<u>Development Management</u> Status: GTD Date:24/05/1960	Application:60/0334 Re-siting flues and vent stacks.
<u>Development Management</u> Status: GTD Date:22/03/1961	Application:61/0159 Extension to existing bakery.
<u>Development Management</u> Status: GTD Date:03/07/1961	Application:61/0295 Continued use for vehicle hardstanding.
<u>Development Management</u> Status: GTD Date:02/05/1962	Application:62/0231A Erection of building for short term storage of unsold bakery products.
<u>Development Management</u> Status: GTD Date:10/08/1962	Application:62/0231/B/DD01 Extension to Boiler House. Condition Nos. (a) & (b) of planning permission 0231/B/62 dated 2nd May, 1962.
<u>Development Management</u> Status: GTD Date:02/05/1962	Application:62/0231B Erection of a boiler house extension at the rear.

<u>Development Management</u> Status: GTD Date:13/07/1962	Application:62/0557 Continuation of use of hardstanding for vehicles.
<u>Development Management</u> Status: REF Date:08/11/1962	Application:62/0854 Erection and extensions to despatch bay for bakery.
<u>Development Management</u> Status: GTD Date:04/02/1963	Application:62/1320 Extension to form despatch bay.
<u>Development Management</u> Status: GTD Date:23/06/1960	Application:60/0011/DD01 Construction of hardstanding for vehicles.
<u>Development Management</u> Status: GTD Date:01/04/1960	Application:60/0011 Construction of hardstanding for vehicles.
<u>Development Management</u> Status: GTD Date:20/07/1966	Application:66/0970 Erection of chill room for dough retarding.
<u>Development Management</u> Status: GTD Date:27/02/1967	Application:66/2337 Installation of 1,000 gallon overground diesel storage tank.
<u>Development Management</u> Status: GTD Date:26/02/1968	Application:67/2464 Construction of petrol storage tank and installation of petrol pump.
<u>Development Management</u> Status: GTD Date:05/11/1968	Application:68/1992 Installation of underground diesel oil storage tank and pump.
<u>Development Management</u> Status: GTD Date:07/02/1969	Application:68/2313 Erection of two bulk flour silos.
<u>Development Management</u> Status: GTD Date:08/10/1969	Application:69/1567 Erection of vehicle washing canopy.
<u>Development Management</u> Status: GTD Date:10/10/1969	Application:69/1623 Installation of new petrol pump and resiting of diesel pump and underground storage tanks.
<u>Development Management</u> Status: REF Date:18/11/1970	Application:70/1198 Erection of covered van loading area.
<u>Development Management</u> Status: GTD Date:16/02/1971	Application:71/0005 Erection of covered van loading area.
<u>Development Management</u> Status: GTD Date:22/10/1971	Application:71/1662 Use of workshop for tray washing and storage purposes.
<u>Development Management</u> Status: GTD Date:06/02/1973	Application:72/0899 Demolition of existing cold store building and erection of new single-storey cold store building at rear of existing factory buildings.
<u>Development Management</u> Status: GTD Date:22/11/1948	Application:47/0165 The execution of War Damage Repairs.
<u>Development Management</u> Status: GTD Date:14/11/2008	Application:08/3145/FUL Erection Of A Betta Absorptive Noise Barrier To The Rear Of 20-22 Crane Road, Twickenham.
<u>Development Management</u> Status: REF Date:07/08/2020	Application:19/0646/FUL Demolition of existing buildings (with retention of a single dwelling) and redevelopment of the site to provide up to 116 residential units and 175sq.m commercial floorspace (Use Class B1) with associated hard and soft landscaping, car parking and highways works and other associated works.

<u>Development Management</u> Status: GTD Date:14/06/2024	Application:22/2556/FUL Demolition of existing buildings (with retention of a single dwelling) and redevelopment of the site to provide up to 116 residential units and 175 sqm commercial floorspace (Use Class E(g)) with associated hard and soft landscaping, car parking and highways works and other associated works.
<u>Development Management</u> Status: WDN Date:14/06/2024	Application:22/2557/FUL Demolition of existing buildings (with retention of a single dwelling) and redevelopment of the site to provide 97 residential units and 883 sqm industrial floorspace (Use Class E(g)(iii)) and 117sqm of affordable workspace (Use Class E) with associated hard and soft landscaping, car parking and highways works and other associated works.
<u>Development Management</u> Status: GTD Date:16/08/2024	Application:22/2556/DD02 Details pursuant to condition U0179005 - Rodent infestation, of planning permission ref: 22/2556/FUL dated 14.06.2024
<u>Development Management</u> Status: PCO Date:	Application:22/2556/DD01 Details pursuant to condition U0179024 - Photographic Survey, of planning permission 22/2556/FUL.
<u>Development Management</u> Status: PCO Date:	Application:22/2556/DD03 Details pursuant to condition U0179020 - Potentially Contaminated Sites, of planning permission 22/2556/FUL.
<u>Development Management</u> Status: PCO Date:	Application:22/2556/DD06 Details pursuant to condition U0178990 Details - Materials to be approved of planning permission 22/2556/FUL.
<u>Development Management</u> Status: PDE Date:	Application:22/2556/DD05 Details pursuant to condition -U0179073 - Ecological Construction Method Statement, of planning permission 22/2556/FUL.
<u>Development Management</u> Status: PDE Date:	Application:22/2556/DD04 Details pursuant to condition U0179080 - Archaeology, of planning permission 22/2556/FUL
<u>Development Management</u> Status: WDN Date:21/08/2024	Application:22/2556/DD07 Details pursuant to condition U0179128 Phasing of development
<u>Development Management</u> Status: GTD Date:30/08/2024	Application:24/1954/NMA Amendment to wording of condition no: U0179128 of Planning Permission ref. 22/2556/FUL dated 14.06.2024 to read: A programme for the construction of the development shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. This programme shall ensure the following: a. The construction of the proposed 175sqm commercial unit (Class E) shall be completed so as to be available for occupation prior to the first occupation of any residential unit hereby approved. b. The construction of the proposed 58 affordable housing units, comprising 47 social rented units and 11 shared ownership units, shall be completed so as to be available for occupation prior to the first occupation of more than 50 market housing units.
<u>Development Management</u> Status: PCO Date:	Application:22/2556/DD09 Details pursuant to conditions U0179001 - cms logistics plan, U0179002 - dust management plan attached to 22/2556/FUL dated 14th June 2024.
<u>Development Management</u> Status: PCO Date:	Application:22/2556/SDD01 Details pursuant to River Glazing River Works Plans pursuant to Schedule 15 of the Section 106 Agreement dated 14th June 2024
<u>Development Management</u> Status: PCO Date:	Application:22/2556/SDD02 Matters relating to S106 application which relates to Employment and Skills

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<u>Development Management</u> Status: REC Date:	Application:22/2556/DD10 Details pursuant to condition U0179128 - Phasing of development
<u>Building Control</u> Deposit Date: 12.07.2002 Reference: 02/1295/FP	Alterations to internal partitioning & formation of internal double doorway
<u>Building Control</u> Deposit Date: 19.06.2003	FENSA Notification of Replacement Glazing comprising 3 Windows and 0 Doors. Installed by Supaglazing Ltd. FENSA Member No 18818. Installation ID 794578. Invoice No 32952
Reference: 03/8124/FENSA	
<u>Building Control</u> Deposit Date: 29.07.2003	FENSA Notification of Replacement Glazing comprising 1 Windows and 0 Doors. Installed by Supaglazing Ltd. FENSA Member No 18818. Installation ID 924332. Invoice No 33120
Reference: 03/8125/FENSA	
<u>Building Control</u> Deposit Date: 29.11.1995 Reference: 95/1470/FP	Conversion of storeroom to maintenance shopfitting workshop -ground floor.
<u>Building Control</u> Deposit Date: 30.04.2020	Redevelopment of former bakery site to provide 50 new dwellings, 3 no apartment buildings, 1 No commercial unit and 1No refurbished dwelling
Reference: 20/0515/FP	
<u>Building Control</u> Deposit Date: 24.05.2024 Reference: 24/0638/IN	115 residential unitsa and 1 non-residential unit
<u>Enforcement</u> Opened Date: 24.10.1995 Reference: 95/00559/EN	Enforcement Enquiry
<u>Enforcement</u> Opened Date: 20.10.1995 Reference: 95/00582/EN	Enforcement Enquiry
<u>Enforcement</u> Opened Date: 07.04.2011 Reference: 11/0171/EN/UCU	Enforcement Enquiry
<u>Enforcement</u> Opened Date: 14.12.2021 Reference: 21/0558/EN/USN	Enforcement Enquiry
<u>Enforcement</u> Opened Date: 07.08.2023 Reference: 23/0358/EN/USN	Enforcement Enquiry
<u>Enforcement</u> Opened Date: 21.03.2024 Reference: 24/0166/EN/UBW	Enforcement Enquiry

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<b>Application Number</b>	<b>22/2556/DD06</b>
<b>Address</b>	Greggs And No. 2 Gould Road, Gould Road, Twickenham TW2 6RT
<b>Proposal</b>	Details pursuant to condition U0178990 (Details – Materials) (In Part) to be approved of planning permission ref: 22/2556/FUL dated 14.06.2024
<b>Contact Officer</b>	Thomas Faherty
<b>Target Determination Date</b>	10/09/2024

## 1. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

Details partially pursuant to condition U0178990 Details - Materials of planning permission ref: 22/2556/FUL.

A comprehensive list of planning history can be found above however the most relevant planning history is as follows:

22/2556/FUL - Demolition of existing buildings (with retention of a single dwelling) and redevelopment of the site to provide up to 116 residential units and 175 sqm commercial floorspace (Use Class E(g)) with associated hard and soft landscaping, car parking and highways works and other associated works.

## 2. EXPLANATION OF OFFICER RECOMMENDATION

The relevant condition states:

### U0178990 Details - Materials

*The external surfaces of the buildings (including fenestration,) and, where applicable, all areas of hard surfacing shall not be constructed other than in materials details/samples of which shall be submitted to and approved in writing by the Local Planning Authority. As part of this, sample panels of facing brickwork showing the proposed colour, texture, face-bond and pointing shall be provided and approved by the Local Planning Authority before the relevant part of the works are commenced, sample panels shall be retained on site until the work is completed.*

The applicant has submitted the following documents as part of this application

- Copy of the approved planning application drawings detailing approved materiality
- Materials Key drawing prepared by Assael
- Brick specification datasheets and CGIs
- Sample panel photographs
- Letter of compliance with approved materiality prepared by Stanford Eatwell

The Council's Urban Design Officer was consulted on this application, and it was noted that a very good range of facing brickwork have been proposed. It was confirmed that no objections are raised to partially discharging this condition on the basis that the applicant will be submitting further materials for windows/doors, cills, rainwater goods, soffits, balconies, roof terraces, roofing and all areas of hard surfacing.

## 3. RECOMMENDATION

Upon full assessment of the bricks submitted with this application, taking into account all material considerations, it is considered the requirements of condition U0178990 Details - Materials of planning permission ref: 22/2556/FUL can be **PARTIALLY DISCHARGED**.

**Discharge 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  
 Uniform) (\*If yes, complete Development Condition Monitoring in

This application has representations online  ~~YES~~  NO  
 (which are not on the file)

This application has representations on file  ~~YES~~  NO

Case Officer (Initials): .....TFA..... Dated:.....02/09/2024.....

**I agree the recommendation: CTA**

Team Leader/Head of Development Management/Principal Planner

Dated: .....19/09/2024.....

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: .....

<b>REASONS:</b>
<b>CONDITIONS:</b>
<b>INFORMATIVES:</b>
<b>UDP POLICIES:</b>
<b>OTHER POLICIES:</b>

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**

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**CONDITIONS**

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**INFORMATIVES**

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