



PLANNING REPORT

Printed for officer by
Thomas Faherty on 26 September

Application reference: 22/2556/DD01
SOUTH TWICKENHAM WARD

Date application received	Date made valid	Target report date	8 Week date
25.06.2024	15.07.2024	09.09.2024	09.09.2024
			Ext of Time

Site:

Greggs And No. 2 Gould Road, Gould Road, Twickenham, TW2 6RT

Proposal:

Details pursuant to condition U0179024 - Photographic Survey - 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

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

LBRUT Transport
LBRUT Highways

Expiry Date

30.07.2024
30.07.2024

Neighbours:

-

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.
<u>Development Management</u> Status: GTD Date:14/10/1981	Application:81/0893 Erection of a single storey building to provide ancillary office accommodation. (Revised Drawing No. 869/120 Rev. B).
<u>Development Management</u> Status: REF Date:26/10/1982	Application:82/0536 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 ref: 22/2556/FUL dated 14.06.2024
<u>Development Management</u> Status: PCO Date:	Application:22/2556/DD03 Details pursuant to condition U0179020 - Potentially Contaminated Sites, of planning permission ref: 22/2556/FUL dated 14.06.2024
<u>Development Management</u> Status: GTD Date:19/09/2024	Application:22/2556/DD06 Details pursuant to condition U0178990 Details - Materials (In Part) of planning permission ref: 22/2556/FUL dated 14.06.2024
<u>Development Management</u> Status: GTD Date:04/09/2024	Application:22/2556/DD05 Details pursuant to condition -U0179073 - Ecological Construction Method Statement, of planning permission ref: 22/2556/FUL dated 14.06.2024
<u>Development Management</u> Status: GTD	Application:22/2556/DD04

Date:04/09/2024	Details pursuant to condition U0179080 - Archaeology, of planning permission ref: 22/2556/FUL dated 14.06.2024
<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 planning permission ref: 22/2556/FUL dated 14.06.2024
<u>Development Management</u> Status: PDE 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 Plan pursuant to Schedule 14 of the Section 106 Agreement dated 14th June 2014
<u>Development Management</u> Status: PCO Date:	Application:22/2556/DD10 Details pursuant to condition U0179128 - Programme of Construction - of planning permission ref: 22/2556/FUL dated 14.06.2024
<u>Development Management</u> Status: PCO Date:	Application:22/2556/DD12 Details pursuant to condition U0178995 Waste Strategy attached to planning permission 22/2556/FUL dated 23.04.2024
<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 Reference: 03/8124/FENSA	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
<u>Building Control</u> Deposit Date: 29.07.2003 Reference: 03/8125/FENSA	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
<u>Building Control</u> Deposit Date: 29.11.1995 Reference: 95/1470/FP	Conversion of storeroom to maintenance shopfitting workshop - ground floor.

Building Control

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

Building Control

Deposit Date: 24.05.2024 115 residential unitsa and 1 non-residential unit

Reference: 24/0638/IN

Enforcement

Opened Date: 24.10.1995 Enforcement Enquiry

Reference: 95/00559/EN

Enforcement

Opened Date: 20.10.1995 Enforcement Enquiry

Reference: 95/00582/EN

Enforcement

Opened Date: 07.04.2011 Enforcement Enquiry

Reference: 11/0171/EN/UCU

Enforcement

Opened Date: 14.12.2021 Enforcement Enquiry

Reference: 21/0558/EN/USN

Enforcement

Opened Date: 07.08.2023 Enforcement Enquiry

Reference: 23/0358/EN/USN

Enforcement

Opened Date: 21.03.2024 Enforcement Enquiry

Reference: 24/0166/EN/UBW

Enforcement

Opened Date: 19.09.2024 Enforcement Enquiry

Reference: 24/0503/EN/BCN

Application Number	22/2556/DD01
Address	Greggs And No. 2 Gould Road, Gould Road, Twickenham TW2 6RT
Proposal	Details pursuant to condition U0179024 - Photographic Survey - of planning permission ref: 22/2556/FUL dated 14.06.2024
Contact Officer	Thomas Faherty
Target Determination Date	09/09/2024

1. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

Details pursuant to condition U0179024 - Photographic Survey - of planning permission ref: 22/2556/FUL.

A comprehensive list of planning history can be found above however the most relevant planning application 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 – granted pp dated 14.06.2024 with accompanying S106.

2. EXPLANATION OF OFFICER RECOMMENDATION

The relevant conditions state:

U0179024 - Photographic Survey

A. Prior to the commencement of development, including any demolition, a pre-commencement photographic condition survey of the public highway and footpaths adjacent to and within the vicinity of the site shall be submitted to and approved in writing by the Local Planning Authority. The precondition survey scheme shall be carried out in consultation with the Highways Authority at the London Borough of Richmond upon Thames.

The applicant has submitted a detailed Photographic Survey – Public Highway and Footpaths prepared by Cornick Surveying as part of this application (comprising over 900 images) and a further 28 photos of the Edwin and Gould Road entrances received 9 Oct 2024. The Council’s Transport Officer has reviewed the survey and noted the images capture the existing conditions of all of the roads and streets that the construction vehicle drivers may need to use to access and egress the site and the local area. As such, the Officer confirmed no objections to discharging this condition.

This condition can therefore be **discharged**.

3. RECOMMENDATION

Upon full assessment of the submitted material supporting the application, taking into account all material considerations, it is considered the requirements of the condition U0179024 - Photographic Survey_of application ref: 22/2556/FUL have been met.

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
(*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):TFA.....

Dated:26/09/2024.....

I agree the recommendation: CTA

Team Leader/Head of Development Management/Principal Planner

Dated:09/10/2024.....

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