

Application reference: 21/2533/DD10
TEDDINGTON WARD

Date application received	Date made valid	Target report date	8 Week date
26.09.2024	26.09.2024	21.11.2024	21.11.2024

Site:
Elleray Hall Site North Lane Depot and East Car Park, Middle Lane, Teddington,
Proposal:
Details in pursuant of condition NS20 Brick Panels (Comm Centre) and NS21 Materials (Community Centre) of planning permission 21/2533/FUL

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

APPLICANT NAME

.
Civic Centre
44 York Street
Twickenham
TW1 3BZ

AGENT NAME

Dominic Battrick
Goldvale House
27-41 Church Street West
Woking
GU21 6DH
United Kingdom

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

Consultations:
Internal/External:
Consultee
14D Urban D

Expiry Date
18.10.2024

Neighbours:

21 Middle Lane,Teddington,TW11 0HQ -
24 Elleray Road,Teddington,TW11 0HG -
14 Elleray Road,Teddington,TW11 0HG -

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

<u>Development Management</u> Status: GTD Date:23/06/2022	Application:21/2533/FUL Provision of new community centre on existing North Lane Depot, East Car Park site, together with demolition of existing community centre and provision of affordable housing on existing Elleray Hall site.
<u>Development Management</u> Status: PDE Date:	Application:21/2533/DD01 Details pursuant to conditions U0130634 - Condition NS82: Sale of the land, and U0130638 - NS86 Arrangements prior to construction (part b only), of planning permission 21/2533/FUL.
<u>Development Management</u> Status: GTD Date:28/09/2023	Application:21/2533/DD02 PART APPROVAL AND PART REFUSAL DECISION: APPROVED: Details pursuant to conditions U0130562 - NS12: Ecological CMP (CC), U0130564 - NS14: Contaminated land (Com Centre), U0130565 - NS16: Contaminated land method (Com centre) (Partial discharge in relation to part 1) , U0130566 - NS17: Archaeology (Community Centre) (Partial discharge in relation to

parts A and B), U0130568 - NS19: Refuse Storage (comm centre), U0130585 - NS36: Bat Survey, of planning permission 21/2533/FUL. REFUSED: Details pursuant to conditions U0130560 - NS10: CMS / Logistics Plan (com. centre), U0130584 - NS35: Ecological Enhance (Community centre), U0130595 - NS46: Electric vehicle charging points, of planning permission 21/2533/FUL.

Development Management

Status: GTD

Date:26/07/2023

Application:21/2533/DD03

Details pursuant to condition U0130570 - NS21: Materials (Community centre), and U0130571 - NS22: Specified Details (Community Centre) of planning permission 21/2533/FUL.

Development Management

Status: WON

Date:14/02/2024

Application:21/2533/DD04

Details pursuant to condition NS18: Public Engagement (Comm Centre), of planning permission 21/2533/FUL.

Development Management

Status: GTD

Date:30/05/2024

Application:21/2533/DD05

Details pursuant to condition U0130566 - NS17: Archaeology (Community Centre) (Part C) (Phase 1), U0130567 - NS18: Public Engagement (Community Centre) (Phase 1), and U0130595 - NS46: Electric Vehicle Charging Points (Phase 1), of planning permission 21/2533/FUL.

Development Management

Status: GTD

Date:29/05/2024

Application:21/2533/DD06

Details pursuant to condition U0130560 - NS10: CMS / Logistics Plan (Phase 1 Community Centre), U0130588 - NS39: Air Quality (Phase 1 Community Centre), and U0130592 - NS43: Sustainable Urban Drainage (Phase 1 Community Centre) of planning permission 21/2533/FUL.

Development Management

Status: GTD

Date:24/05/2024

Application:21/2533/DD07

Details pursuant to condition U0130561 - NS11: Dust Management Plan (Phase 1 Community Centre), U0130563 - NS13: AMS and Tree Protection (Phase 1 Community Centre), and U0130584 - NS35: Ecological Enhance (Phase 1 Community Centre), of planning permission 21/2533/FUL.

Development Management

Status: GTD

Date:24/05/2024

Application:21/2533/DD08

Details pursuant to conditions NS41 - Energy Reduction (Phase 1 Community Centre) and NS83 - Highway works for Community Hall for planning permission 21/2533/FUL

Development Management

Status: GTD

Date:28/10/2024

Application:21/2533/DD09

Details pursuant to conditions NS28 - Noise Insulation (Community Centre) and NS48 - Fire Safety (Community Centre) of planning permission 21/2533/FUL.

Development Management

Status: PDE

Date:

Application:21/2533/DD10

Details in pursuant of condition NS20 Brick Panels (Comm Centre) and NS21 Materials (Community Centre) of planning permission 21/2533/FUL

Building Control

Deposit Date: 20.12.2020

Reference: 20/1731/FP

Two storey Community Centre with multi-purpose hall

Building Control

Deposit Date: 26.10.2021

Reference: 21/1801/FP

Two storey Community Centre with multi-purpose hall (now known as The Ellera Centre 23 North Lane Teddington TW11 0HJ)

Enforcement

Opened Date: 17.10.2024

Reference: 24/0549/EN/BCN

Enforcement Enquiry

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

☒ YES

☐ NO

This application has representations on file

☐ YES

☒ NO

not online

Case Officer (Initials): EMC

Dated: 12.11.24

I agree the recommendation:

Team Leader/Head of Development Management/Principal Planner

Dated:

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: RDA

Dated: 13.11.24

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

U0095672 DD informative

Application Number	21/2533/DD09
Address	Elleray Hall Site North Lane Depot and East Car Park Middle Lane, Teddington
Proposal	Details in pursuant of condition NS20 Brick Panels (Community Centre) NS21 and Materials (Community Centre) of planning permission 21/2533/FUL
Contact Officer	Emer Costello
Target Determination Date	21.11.24

1.DESCRPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The Proposal

Details pursuant to conditions NS28 - Noise Insulation (Community Centre) and NS48 - Fire Safety (Community Centre) of planning permission 21/2533/FUL

Planning permission was granted on 23/06/2023 for
*Provision of new community centre on existing North Lane Depot, East Car Park site,
together with demolition of existing community centre and provision of affordable housing
on existing Elleray Hall site.*



Figure 1. Proposed Site Plan (21/2533/FUL)

Key Planning History

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

21/2533/DD08 Details pursuant to conditions NS41 - Energy Reduction (Phase 1 Community Centre) and NS83 - Highway works for Community Hall for planning permission 21/2533/FUL Granted 24/05/2024

21/2533/DD07 Details pursuant to condition U0130561 - NS11: Dust Management Plan (Phase 1 Community Centre), U0130563 - NS13: AMS and Tree Protection (Phase 1 Community Centre), and U0130584 - NS35: Ecological Enhance (Phase 1 Community Centre), of planning permission 21/2533/FUL. Granted 24/05/2024

21/2533/DD06 Details pursuant to condition U0130560 - NS10: CMS / Logistics Plan (com. centre), U0130588 - NS39: Air Quality (Community Centre), and U0130592 - NS43: Sustainable Urban Drainage (Community centre) of planning permission 21/2533/FUL. 21/2533/FUL. Granted 29.05.24

21/2533/DD05 Details pursuant to condition U0130566 - NS17: Archaeology (Community Centre), U0130567 - NS18: Public Engagement (Comm Centre), and U0130595 - NS46: Electric vehicle charging points, of planning permission 21/2533/FUL. Granted 24.05/24

21/2533/DD03 Details pursuant to condition U0130570 - NS21: Materials (Community centre), and U0130571 - NS22: Specified Details (Community Centre) of planning permission 21/2533/FUL. Granted 26/07/2023

21/2533/DD02 PART APPROVAL AND PART REFUSAL DECISION:

- APPROVED: Details pursuant to conditions
 - U0130562 - NS12: Ecological CMP (CC),
 - U0130564 - NS14: Contaminated land (Com Centre),
 - U0130565 - NS16: Contaminated land method (Com centre) (Partial discharge in relation to part 1) ,
 - U0130566 - NS17: Archaeology (Community Centre) (Partial discharge in relation to parts A and B),
 - U0130568 - NS19: Refuse Storage (comm centre),
 - U0130585 - NS36: Bat Survey, of planning permission 21/2533/FUL.
- REFUSED: Details pursuant to conditions
 - U0130560 - NS10: CMS / Logistics Plan (com. centre),
 - U0130584 - NS35: Ecological Enhance (Community centre),
 - U0130595 - NS46: Electric vehicle charging points

of planning permission 21/2533/FUL. Granted Permission 27/09/2023

21/2533/DD01 Details pursuant to conditions U0130634 - Condition NS82: Sale of the land, and U0130638 - NS86 Arrangements prior to construction, of planning permission 21/2533/FUL. Pending

2. CONSULTATION

LBRUT Urban Design	No objection to the brick panel and supplied materials panel (09.10.24). No objection to the revised mortar details supplied on 28.10.24. It is recommended that this condition is discharged.
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An objection from the Teddington Residents Association has been received. This is summarised below.

Teddington Residents Association	Officer Response
<p>Objection. I write on behalf of the Teddington Residents Association (neighbours of Elleray Hall) We have commented before on the bricks for this project</p> <p>The proposed brick colour is dark red. The justification for this is adjacent buildings with dark red brick colour. However, there are no dark red brick buildings in the immediate area. We wish to oppose the proposed use of red brick in the new hall as the colour is totally not in keeping with the adjacent houses.</p> <p>The oldest residential buildings in the area are the Georgian cottages in Middle Lane. These are building of Townscape Merit These were built in about 1805 and yellow London stocks were used. The Victorian terraces in Elleray Road are also yellow brick . They have thin courses lines of red brick detailing on some buildings. The new build at No 5 Elleray Road constructed in the last few years has the same combination of bricks. Yellow London stocks for the main works and detailing in red brick. In North Lane it's the same. Even the new town houses in North Lane are of yellow stocks. This should inform the material and design of new structures, It is unclear as to where the red brick houses that are referenced are? Even the majority of houses in Park Lane are not red brick. In red brick is only in the west part of Park Lane and only on the north side where it meets Queens Road. There are two semi's in the east end of Park Lane that are red brick. All others are yellow stock sometimes with red detailing. There is redbrick above some of the shops in Broad street Although passed by the committee the choice of colour and its justification is so unreasonable that t amounts to irrationality. The proposed red brick does not enhance the local architectural heritage rather it jars with it. We request that the proposed choice of brick is reconsidered and Yellow london stocks with red brick trimmings be considered.</p>	<p>Please see the officer assessment below.</p>

Two neighbour objections have been received. These are summarised below.

Neighbour Objections	Officer Response
<p>Objection. We are long time residents at 21 Middle Lane, directly opposite the new Elleray Hall. We wish to oppose the proposed use of red brick in the new hall as the colour is totally not in keeping with the adjacent houses, and particularly the cottages in Middle Lane which have been designated as buildings of townscape merit. These, built over two hundred years ago using yellow London stocks should inform the material and design of new structures, in keeping with the surrounding buildings - this would further enhance the local architectural heritage rather than jar with (as with</p>	<p>Please see the officer assessment below.</p>

red bricks). We request that the proposed choice of brick is reconsidered and replaced by the yellow London stock brick to ensure that the new building complements the structures around it.	
I object to the proposal of the use of red brick for all the reasons stated by the secretary of TRANEH. In addition, the impact of a dark red would to me personally not only reduce the feeling of light but also be more obtrusive because the huge new structure is only feet away from my garden fence. As matters stand I am already going to lose all the afternoon sunlight	Please see the officer assessment below.

3. AMENDMENTS

- NS23 PV Panels (Community Centre) was removed. Further clarifications were required.
- MARIGOLD MORTAR was received on 13.11. 24.

4. BRICKS/MATERIALS BACKGROUND (APPROVED SCHEME)

Committee Report (09 March 2022/15 June 2022)

09 March 2022

8.119 Any community building is going to be of a different character to the surrounding residential dwellings by virtue of its function.

8.120 The design of the community centre is appropriate for a civic building and would give it a good sense of identity. By virtue of its simplistic design, it would not detract from the character or significance of the adjacent BTMs, as set out in the heritage section above, or other buildings which contribute to the local context within which the proposal would be viewed.

Committee Addendum (09 March 2022/15 June 2022)

None

Committee Minutes (09 March 2022/15 June 2022)

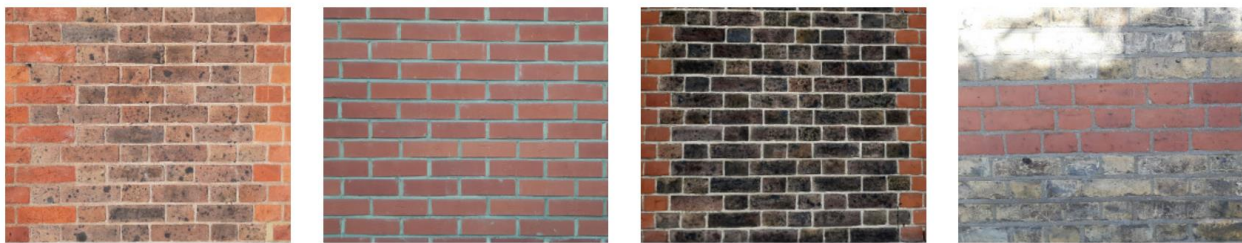
None

Approved Design and Access Statement

Figure 1. Section 6.1.2



Figure 2. Section 6.1.3



LOCAL TEDDINGTON BRICKS

DAS extract page 39 “The elevational treatment of the proposed development offers a sympathetic design to the local context, whilst recognising that the building is a municipal/public use facility and not domestic. Therefore, the proposed materials include ... Sons Red Rubber Brick.”

Figure 3. Approved Drawing Proposed Detail Elevation and Section EHT-06 13 Jul 2021



Local Teddington dark stock brick

5.OFFICER ASSSSMENT

U0130569 NS20: Brick Panels (Community Centre)

Sample panels of facing brickwork showing the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the Local Planning Authority before the relevant parts of the works are commenced and the sample panels shall be retained on site until they are approved, and work is completed. The development shall not be implemented other than in accordance with the approved details.

REASON: To ensure that the proposed development is in keeping with the existing building(s) and does not prejudice the appearance of the locality.

Supplied Material

- SAMPLE PANEL BRICKS ONLY 09 Oct 2024
- Marigold Mortar 13 Nov 2024

U0130569 NS20: Brick Panels (Community Centre)			
Colour and texture	SAMPLE PANEL	BRICKS ONLY	09 Oct 2024
	The supplied bricks are adequately in keeping with the Approved EHT-06 13 Jul 2021 details and Design and Access Statement (2021).		
	The proposed Community Centre has been		

	<p>designed to appear distinct compared to the surrounding properties which are predominantly residential.</p> <p>Local Teddington red brick is characteristic of the commercial buildings along Teddington Broad Street which is in close proximity to the site.</p>
Facing bond and pointing	Marigold Mortal Details have been supplied on 13.11.24. These are acceptable.

U0130570 NS21: Materials (Community Centre)

The external surfaces of the community centre (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.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality.

Supplied Material

- Materials Sample Panel 09 Oct 2024

U0130570 NS21: Materials (Community Centre)	
External Surfaces	<ul style="list-style-type: none"> • Materials Sample Panel 09 Oct 2024 <p>Details of the gutters, fascia, doors, brise soleil, plant screen and facing brickwork have been supplied. These are appropriate and consistent with the approved scheme.</p>
Fenestrations	<ul style="list-style-type: none"> • Materials Sample Panel 09 Oct 2024 <p>Details of the windows, brise soleil and window surrounds have been supplied. These are acceptable and in line with the consented scheme.</p>

6.OTHER MATTERS-PHASING

Condition NS80: Phasing of the Development sets out the phasing of the scheme. The applicant is advised that this discharge of condition relates to the Community Centre (Phase 1) ONLY. Where relevant, conditions will need to be discharged again for subsequent phases.

“U0130632 Condition NS80: Phasing of development The development hereby approved shall not be delivered other than in accordance with the following development construction sequence:

1. Phase 1 - Excavation of the North Lane Depot and East Car Park, Middle Lane site and construction and completion of the approved community centre
2. Phase 2 - No demolition shall take place on the existing Elleray Hall site until the new community centre on the North Lane Depot and East Car Park site is complete and the building is made available to the public and first commenced its use as a community centre.
- 3.Phase 3 - Delivery of the 16 affordable housing units, comprising 14 x 1bed units and 2 x 2bed units. REASON: To accord with the terms of the application and to ensure the continuity of services for the users of the existing community centre.

7. RECOMMENDATION

Upon full assessment of the submitted material supporting the application, taking into account all material considerations, it is considered the requirements of NS20 Brick Panels (Community Centre) and NS21 and Materials (Community Centre) of planning permission 21/2533/FUL are acceptable. These conditions may be **DISCHARGED**.

These conditions may be discharged for Phase 1 (Community Centre) only as set out in NS80: Phasing of the Development.