

## Application reference: 24/0582/DD02 HAMPTON WICK AND SOUTH TEDDINGTON WARD

Date application received	Date made valid	Target report date	8 Week date
25.09.2024	25.09.2024	20.11.2024	20.11.2024

**Site:**

Asquith Montessori Nursery, Church Grove, Hampton Wick,

**Proposal:**

Details in pursuant of condition U0184389 (Materials - to be approved) of planning permission 24/0582/FUL

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

**APPLICANT NAME**

mrs raya wexler  
143 Station Road  
Hampton  
TW12 2AL

**AGENT NAME**

mr duncan foster  
The Boathouse  
27 Ferry Road  
Teddington  
TW11 9NN  
United Kingdom

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

**Consultations:**

**Internal/External:**

**Consultee**

14D Urban D

**Expiry Date**

17.10.2024

**Neighbours:**

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

Development Management

Status: GTD Application:65/1864  
Date:19/01/1966 Use of premises as day nursery.

Development Management

Status: GTD Application:69/1305  
Date:31/07/1969 Use of premises as dance studio for teaching ballroom and ballet dancing.

Development Management

Status: GTD Application:70/1436  
Date:01/01/1971 Use of premises for dance studio, receptions, weddings and similar functions.

Development Management

Status: GTD Application:70/1787  
Date:01/02/1971 Erection of two-bedroomed flat at first floor level to provide living accommodation for the Manager.

Development Management

Status: GTD Application:13/1041/FUL  
Date:08/05/2013 Proposed erection of timber constructed children's play fort within front garden of nursery

Development Management

Status: GTD Application:16/0151/PS192  
Date:11/02/2016 Installation of new mezzanine floor within existing Children's nursery.

<u>Development Management</u> Status: GTD Date:17/05/2023	Application:22/2095/FUL Change of Use from a Day Nursery (Use Class E) to a place of worship and meeting hall (F1) with ancillary studio flat and office and separate residential apartment (C3). Elevational alterations to building and hard and soft landscaping, including car parking spaces, refuse storage and cycle parking facilities.
<u>Development Management</u> Status: GTD Date:05/09/2023	Application:22/2095/DD01 Details pursuant to conditions U0155240 - EV charging points; U0155241 - details - rear balcony; U0155225 - materials to be approved, U0155231 - hard/soft landscaping details, U0155235 - refuse arrangement, U0155237 - cycle parking, of planning permission 22/2095/FUL.
<u>Development Management</u> Status: REF Date:08/09/2023	Application:23/1820/FUL Single storey glazed porch to front of building. Sliding vehicle gates and car port structure in front garden (amended description).
<u>Development Management</u> Status: WNA Date:07/08/2023	Application:23/1973/VRC Variation of condition U0155234 Parking Allocation, of planning permission 22/2095/FUL - The parking is to be moved within the site to allow for a porch extension.
<u>Development Management</u> Status: GTD Date:05/07/2024	Application:24/0582/FUL Demolition of part 1, part 2 storey rear projections and erection of a single storey ground floor infill rear extension, replacement of existing of windows and openings, installation of arched window in first floor rear elevation, new roof (including raising the ridge by 150mm) and associated internal and external alterations as part of works to refurbish the building for office use.
<u>Development Management</u> Status: GTD Date:13/09/2024	Application:24/0582/DD01 Details pursuant to condition U0184391 - Construction Management Plan, of planning permission 24/0582/FUL.
<u>Development Management</u> Status: PDE Date:	Application:24/0582/DD02 Details in pursuant of condition U0184389 (Materials - to be approved) of planning permission 24/0582/FUL
<u>Appeal</u> Validation Date: 05.12.2023	Change of Use from a Day Nursery (Use Class E) to a place of worship and meeting hall (F1) with ancillary studio flat and office and separate residential apartment (C3). Elevational alterations to building and hard and soft landscaping, including car parking spaces, refuse storage and cycle parking facilities.
Reference: 23/0122/AP/CON	
<u>Building Control</u> Deposit Date: 06.11.1991 Reference: 91/1207/FP	Alterations to toilet layout
<u>Building Control</u> Deposit Date: 27.01.2016 Reference: 16/0215/IN	New internal mezzanine floor

<b>Application Number</b>	<b>24/0582/DD02</b>
Address	Asquith Montessori Nursery Church Grove Hampton Wick Kingston Upon Thames KT1 4AL
Proposal	Details in pursuant of condition U0184389 (Materials - to be approved) of planning permission 24/0582/FUL
Contact Officer	Alice Murphy
Target Determination Date	20/11/2024

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

Details pursuant to condition U0184389 (Materials - to be approved) of planning permission 24/0582/FUL.

Planning permission was granted for '*Demolition of part 1, part 2 storey rear projections and erection of a single storey ground floor infill rear extension, replacement of existing of windows and openings, installation of arched window in first floor rear elevation, new roof (including raising the ridge by 150mm) and associated internal and external alterations as part of works to refurbish the building for office use.*'

## 2. EXPLANATION OF OFFICER RECOMMENDATION

The relevant condition states:

### **Condition U0184389 (Materials - to be approved)**

*The external surfaces of the building(s) (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.*

The officer report, stated following in regard to materials and acceptability -

*" The proposals also involve the infilling of the under croft and finishing this externally with Crittall aluminium doors and windows. To the rear elevation a proposed arched window to match the one at the front is proposed and this would be acceptable. The Council's conservation officer has reviewed the scheme proposed.*

*It is proposed to replace the existing clay tiles with Marley 'Hawkins Fired Sienna' plain clay roof tiles- raised to suit new insulation on existing sarking boards. These appear to be a good match for the existing. A detailed materials condition has been included and agreed by the applicant.*

*New windows will be double glazed painted timber in a pattern / design to match the original glazing. The existing white UPVC windows are to be replaced with double glazed hardwood windows - dark grey paint finish. Again, the Conservation Officer has concurred that the replacement of UPVC was acceptable given this material is already harmful to the BTM and wider CA, the proposed does not result in greater harm than that existing. Crittall style aluminium glazing is proposed to the doors at ground floor on the north east elevation and this is considered acceptable given the siting and existing arrangement. "*

The applicant has provided the following to support the discharge of this condition:

- Elevations drawing GA04B
- Window details DE14 showing window typologies proposed, including dark crital style on the ground floor rear and white timber windows for the remainder of the building.
- Marley Staffordshire Blue Clay tiles detail sheet.

The Council's urban design officer has reviewed the submitted details and concludes that there is no objection raised.

It's noted that the roof tiles are of a different specification to that detailed in the officer report, however the conservation officer has confirmed that these are visually similar and are still and acceptable choice.

The conditions above 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 U0184389 (Materials - to be approved) of planning permission 24/0582/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): .....AMU..... Dated: .....11/10/2024.....

**I agree the recommendation:**

Team Leader/Head of Development Management/Principal Planner - EL

Dated: ...18/11/2024.....

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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U0094849	Decision Drawings
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