



PLANNING REPORT

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Application reference: 21/2758/DD04
TWICKENHAM RIVERSIDE WARD

Date application received	Date made valid	Target report date	8 Week date
01.10.2024	01.10.2024	26.11.2024	26.11.2024

Site:

1-1C King Street, 2-4 Water Lane, The Embankment And River Wall, Water Lane, Wharf Lane And The Diamond Jubilee Gardens, , Twickenham, ,

Proposal:

Details pursuant to condition U0146066 - NS26 Thames Path / National Trail of planing permission 21/2758/FUL.

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

APPLICANT NAME

Mr Jonas Bertlind
 C/o Kier Construction
 70 Chancery Lane
 London
 WC2A 1AF
 United Kingdom

AGENT NAME

Mr Matthew Black
 70 Chancery Lane
 2 Langston Road
 London
 Essex
 WC2A 1AF
 United Kingdom

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

Consultations:

Internal/External:
Consultee

Expiry Date

Neighbours:

-

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

Development Management

Status: WDN
 Date:19/06/2018

Application:17/4213/FUL
 Full planning application for the demolition and removal of all existing buildings and structures and redevelopment with a mixed use development of the site at 1, 1A, 1B and 1C King Street and 2/4 Water Lane; the site of the remaining former swimming pool buildings at the corner of Water Lane and The Embankment; and the river facing parcel of land on The Embankment in front of Diamond Jubilee Gardens. The development proposals comprise: Two 3-4 storey buildings with a partial lower ground floor and a raised walkway to link

the two buildings; three seasonal units (201m²) at Lower Ground Floor level; 505m² A3 floor space, 250m² B1 floor space, 244m² A1 floor space and 62m² flexible commercial at ground floor level (either A1/A3/D1); 39 residential apartments at first, second and third floors (18 no. 1 bedroom, 19 no. 2 bedroom and 2 no. 3 bedroom, including six no. affordable homes) and raised roof terrace; new public square / areas of public realm throughout the site; a Lower Ground Floor car park with new vehicular access from The Embankment consisting of 23 car parking spaces and cycle storage; reconfiguration of street parking in the roads immediately adjacent to the Site and associated highway / footway works; amended pedestrian access and landscaping to the South of Diamond Jubilee Gardens; and amendment of service vehicle access to the service road at the rear of Diamond Jubilee Gardens.

<u>Development Management</u> Status: GTD Date:21/12/2022	Application:21/2758/FUL Demolition of existing buildings and structures and redevelopment of the site comprising 45 residential units (Use Class C3), ground floor commercial/retail/cafe (Use Class E), public house (Sui Generis), boathouse locker storage, floating pontoon and floating ecosystems with associated landscaping, reprovision of Diamond Jubilee Gardens, alterations to highway layout and parking provision and other relevant works.
<u>Development Management</u> Status: GTD Date:24/05/2024	Application:21/2758/DD01 Details pursuant to condition U0146046 - NS03 CMS / Logistics Plan Part (o) (In Part) of planning permission 21/2758/FUL.
<u>Development Management</u> Status: PDE Date:	Application:21/2758/NMA Non material amendment to planning approval 21/2758/FUL to alter the trigger of planning conditions: NS29, NS30, NS32, NS34, NS42 and NS122
<u>Development Management</u> Status: PDE Date:	Application:21/2758/DD02 Details pursuant to condition U0146079 NS39 Bats (IN PART).
<u>Development Management</u> Status: PCO Date:	Application:21/2758/DD03 Details pursuant to condition 0146052 - NS11 River Piling- Method Statement
<u>Development Management</u> Status: PCO Date:	Application:21/2758/DD04 Details pursuant to condition U0146066 - NS26 Thames Path / National Trail
<u>Development Management</u> Status: PCO Date:	Application:21/2758/DD05 Details pursuant to condition NS19 - Archaeology 1 WSI, NS20 - Archaeology 2 foundation design, NS21 - Archaeology - public engagement
<u>Development Management</u> Status: PCO Date:	Application:21/2758/DD06 Details pursuant to condition NS14 - flood water surface design, NS15 - Drainage
<u>Development Management</u> Status: INV Date:	Application:21/2758/DD07 Details pursuant to condition NS64 - Open Space Delivery
<u>Development Management</u> Status: INV Date:	Application:21/2758/DD08 Details pursuant to condition NS44 - Digital Connectivity
<u>Development Management</u>	

Status: PCO Application:21/2758/DD09
Date: Details pursuant to condition NS12 - Environment Agency condition 2

Development Management

Status: PCO Application:21/2758/DD10
Date: Details pursuant to condition UXO-Threat Assessment

Building Control

Deposit Date: 24.01.2018 Demolition of existing buildings; construction of two new buildings 3/4 storeys; commercial uses at ground, with residential above (39 units), lower ground floor car park with seasonal units

Reference: 18/0193/FP

Building Control

Deposit Date: 13.10.2020 Demolition of existing buildings including 1a 1b and 1c King Street and redevelopment of the site to form a mixed use office/retail development with 48/50 residential units in a 3/4 Storey linked block with lower ground floor parking and associated landscaping works.

Reference: 20/1369/FP

Building Control

Deposit Date: 10.06.2022 Demolition of existing buildings and structures and redevelopment of the site comprising 45 residential units, ground floor commercial/retail/cafe, public house, boathouse, pontoon and associated landscaping, reprovision of gardens, alterations to highway

Reference: 22/1068/FP

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): EMC Dated: 22.10.24

I agree the recommendation:

Team Leader Lucy Thatcher
Dated: 16 December 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

Application Number	21/2758/DD04
Address	1-1C King Street, 2-4 Water Lane, The Embankment And River Wall, Water Lane, Wharf Lane And The Diamond Jubilee Gardens, Twickenham
Proposal	Details pursuant to condition U0146066 - NS26 Thames Path / National Trail of planning permission 21/2758/FUL
Contact Officer	Emer Costello
Target Determination Date	25/11/2024

1. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The Proposal:

Details pursuant to condition U0146066 - NS26 Thames Path / National Trail of planning permission 21/2758/FUL.

*Demolition of existing buildings and structures and redevelopment of the site comprising 45 residential units (Use Class C3), ground floor commercial/retail/cafe (Use Class E), public house (Sui Generis), boathouse locker storage, floating pontoon and floating ecosystems with associated landscaping, reprovion of Diamond Jubilee Gardens, alterations to highway layout and parking provision and other relevant works.
Granted 21.12.2022*

U0146066 NS26 Thames Path / National Trail

Prior to the commencement of development, details of the Thames Path diversion, including dates of closure, diversion route, signage and notification with the Thames Path Diversion Team / Manager shall be submitted to and approved in writing with the Local Planning Authority, in consultation with the Thames Path Diversion Team / Manger. The development shall not be implemented other than in accordance with the approved scheme.

REASON: To ensure appropriate access to and alternative route for the Thames Path / National Trail

Key Planning History

21/2758/DD09 Details pursuant to condition NS12 - Environment Agency condition 2 Pending

21/2758/DD10 Details pursuant to condition UXO-Threat Assessment. Pending.

21/2758/DD05 Details pursuant to condition NS19 - Archaeology 1 WSI, NS20 - Archaeology 2 foundation design, NS21 - Archaeology - public engagement. Pending

21/2758/DD06 Details pursuant to condition NS14 - flood water surface design, NS15 – Drainage. Pending.

21/2758/DD07 Details pursuant to condition NS64 - Open Space Delivery. Pending.

21/2758/DD08 Details pursuant to condition NS44 - Digital Connectivity. Pending.

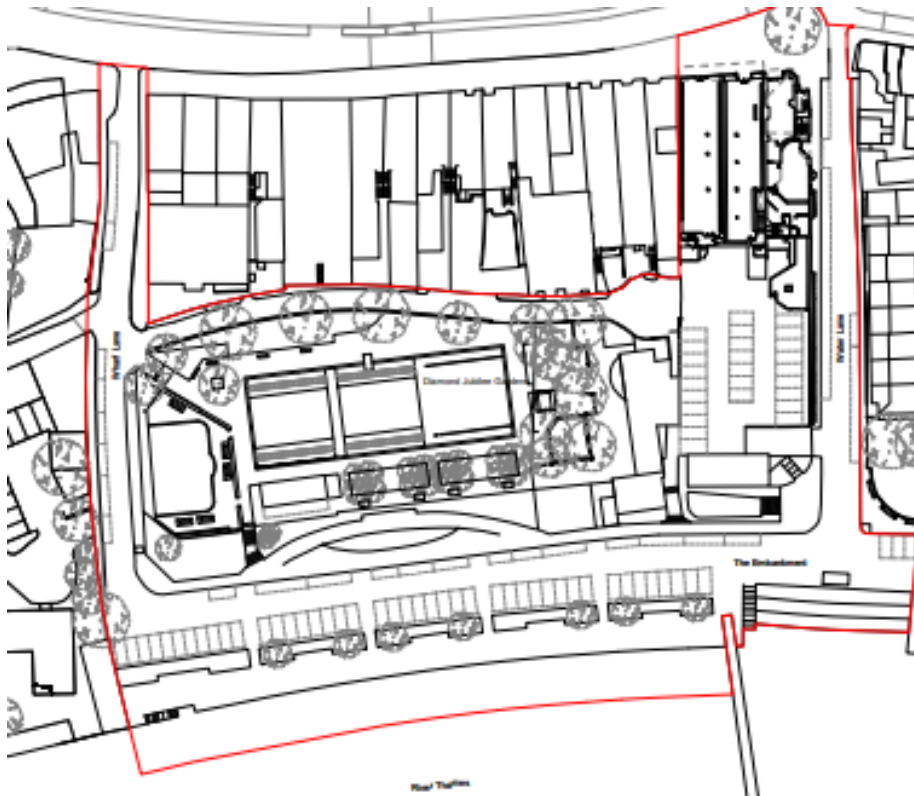
21/2758/DD02 Details pursuant to condition U0146079 Twickenham Riverside: Addendum Bat Report 2024. Pending.

21/2758/NMA Non material amendment to planning approval 21/2758/FUL to alter the trigger of planning conditions: NS29, NS30, NS32, NS34, NS42 and NS122. Pending.

21/2758/DD01 Details pursuant to condition U0146046 - NS03 CMS / Logistics Plan Part (o) (In Part) of planning permission 21/2758/FUL. Granted Permission 24/05/2024

21/2758/FUL Demolition of existing buildings and structures and redevelopment of the site comprising 45 residential units (Use Class C3), ground floor commercial/retail/cafe (Use Class E), public house (Sui Generis), boathouse locker storage, floating pontoon and floating ecosystems with associated landscaping, reprovision of Diamond Jubilee Gardens, alterations to highway layout and parking provision and other relevant works. Granted Permission 21/12/2022

Figure 1. Site Plan (21/2758/FUL)



1 1A 1B 1C King Street And 2 - 4 Water Lane
17/4213/FUL Full planning application for the demolition and removal of all existing buildings and structures and redevelopment with a mixed-use development of the site at 1, 1A, 1B and 1C King Street and 2/4 Water Lane; the site of the remaining former swimming pool buildings at the corner of Water Lane and The Embankment; and the river facing parcel of land on The Embankment in front of Diamond Jubilee Gardens. Withdrawn by the Applicant. 19/06/2018

2.CONSULTATION

Consultees	
Thames Path Manager	In addition to the notice boards, signage should be displayed in a prominent position at the end of Wharf Lane and Water Lane, so people do not have to walk to the dead end before returning. Our users are dependent on good clear signage from both directions. Add National Trail Logo. The Thames Path Signage Document Rev 3 was received on 06.11.24 which addressed the above points. This is agreed. It is recommended that this condition is discharged.

3.AMENDMENTS

- Remove reference to diverting vehicles. The Thames Path is a pedestrian/cycle route
- Additional sign at the end of Wharf Lane and Water Lane
- Add National Trail Logo.

The revised Thames Path Signage Rev 3 was received on 06.11.24 incorporating the above changes.

4. EXPLANATION OF OFFICER RECOMMENDATION

Supplied information:

Thames Path Signage Rev 3 received on 06.11.24

Committee Report

Paragraph 3.4 The southern section of the site forms part of the Thames Path – National Trail.

Paragraph 3.5 The TAAP identifies this area as being critical to the success of Twickenham as a destination and therefore seeks a comprehensive approach to development to ensure connections to the riverside are enhanced and to make Twickenham a more attractive destination. The principles for the area include:

-Improve links to the retail core, the Thames Path and open spaces up and downstream, so to become an attraction in its own right.

Paragraph 7.7 Natural England: Consideration should be given to the potential impacts on the nearby Thames Path, National Trail. Appropriate mitigation measures should be incorporated for any adverse impacts.

Paragraph 7.8 Thames Path Manager

-Include Thames Path diversion through the Construction Management Plan.

-The diverted route should be signed at all times formally with Thames Path Diversion signs

-Thames Path Manager should be notified prior to the closure so information can be posted on social media and via National Trails website.

-Once the development is completed, it looks like the Thames Path will go back to its current alignment. The Thames Path at this location currently runs along Wharf Lane/ The Embankment, which is presumed to be public roads. If the roads are stopped up, will the Thames Path have a ‘public highway status’ as it is not a recorded Public Footpath at this location. Should for any reason in the future the Thames path get obstructed at this location it will be easier for Richmond to enforce if it is a public highway.

Paragraph 8.279 The aspiration of the scheme is to enhance the pedestrian and cyclist environment, of which it is deemed to achieve, through the removal of the car park along the Embankment, the provision of a largely pedestrianised area adjacent to the river, a range of accessible walkways through the site, a widened footways along Water Lane, and retention of footway along the northern side of the service road. Any enhancements to the Thames Path and the accesses to it would be in line with the Port of London Authority's Thames Vision goal to see proposals affecting the Thames Path to enhance the route and the access routes to it. There is a narrowing of the footway on the west of Wharf Lane, however, in response to the low vehicle movement forecast, alternative routes provided (adjacent to the Wharf Lane building and through the raised gardens) and Water Lane acting as the primary pedestrian access route, this is deemed acceptable.

Paragraph 8.280 Wharf Lane and The Embankment form part of the Thames National Trail. There may be an element of disruption during the construction works. To minimise any inconvenience, a condition is recommended to detail diversion, signage, notification, with the Thames Path Manager, which is deemed to mitigate any potential harm. The Trail will be reinstated once development is completed, either in the same location or proximity to such.

64. Condition NS70: Thames Path Prior to the occupation of the development hereby approved, the Thames Path National Trail shall be reinstated and thereafter maintained at all times. REASON: To preserve the Thames Path National Trail.

Committee Addendum

None.

Committee Minutes

None.

Conclusion

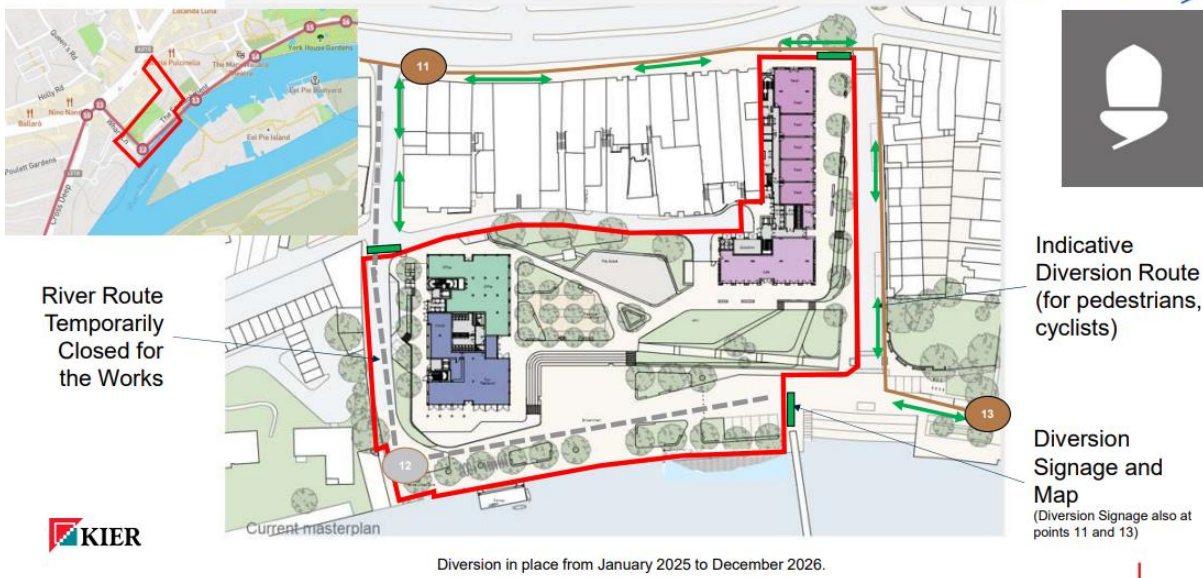
The diverted route should be signed at all times formally with Thames Path Diversion signs.

Officer Assessment

Figure 2. Proposed Thames Path Sign

Twickenham Riverside
(Subject to change)

THAMES PATH
NATIONAL TRAIL



<p>Prior to the commencement of development, details of the Thames Path diversion, including dates of closure, diversion route, signage and notification with the Thames Path Diversion Team / Manager shall be submitted to and approved in writing with the Local Planning Authority, in consultation with the Thames Path Diversion Team / Manger.</p>	<p>Thames Path Signage Rev 3, 06.11.24</p> <p><u>Dates of closure</u> Yes. Jan 2025 – Dec 2026</p> <p><u>Details of the Thames Path diversion</u> Yes. Signage in 3 locations details the diversion. The diversion route is shown.</p> <p><u>Notification with the Thames Path Diversion Team / Manager</u> Yes. This was carried out via this DD application. There is no objection from the Thames Path manger.</p>
<p>The development shall not be implemented other than in accordance with the approved scheme.</p>	<p>This is a compliance component and will remain in full force.</p>

The diverted route should be signed at all times formally with Thames Path Diversion signs
The dates of closure are noted on the signage. An informative will be applied to ensure that the sign(s) are updated should the dates change to ensure that clear signage and the correct information is available at all times.

5.RECOMMENDATION

Upon full assessment of the submitted material supporting the application, taking into account all material considerations, it is considered that the requirements of condition NS26

Thames Path / National Trail of planning permission 21/2758/FUL have been met. This condition may be **DISCHARGED**.