



Application reference: 24/2880/FUL
TWICKENHAM RIVERSIDE WARD

Date application received	Date made valid	Target report date	8 Week date
18.11.2024	28.11.2024	23.01.2025	23.01.2025

Site:

Regal House, 70 London Road, Twickenham,

Proposal:

Provision of a mural (15.24m x 30.48m) on the southern flank elevation of Regal House, 70 London Road.

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

APPLICANT NAME

Emilia C/O Agent
 Da Vinci House
 44 Saffron Hill
 London
 EC1N 8FH
 United Kingdom

AGENT NAME

Emilia Harrison
 44 Saffron Hill
 London
 EC1N 8FH
 United Kingdom

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

Consultations:

Internal/External:

Consultee

14D Urban D
 Network Rail

Expiry Date

12.12.2024
 19.12.2024

Neighbours:

- 87 Gloucester Road, Hampton, TW12 2UW -
- 24 Cherrywood Court, Cambridge Road, Teddington, TW11 8DP -
- 4 Queen Annes Close, Twickenham, TW2 5NN -
- 25 Taylor Close, Hampton Hill, Hampton, TW12 1LE -
- 22 Gravel Road, Twickenham, TW2 6RH -
- 2 Railway Cottages, Brewery Lane, Twickenham, TW1 1BB -
- 1 Aquarius, Eel Pie Island, Twickenham, TW1 3EA -
- Flat 14, Signal House, 84 London Road, Twickenham, TW1 1FB, - 28.11.2024
- Flat 1, Signal House, 84 London Road, Twickenham, TW1 1FB, - 28.11.2024
- Flat 11, Faregate House, 76 London Road, Twickenham, TW1 1FA, - 28.11.2024
- Flat 15, Faregate House, 76 London Road, Twickenham, TW1 1FA, - 28.11.2024
- Flat 20, Faregate House, 76 London Road, Twickenham, TW1 1FA, - 28.11.2024
- Flat 3, Faregate House, 76 London Road, Twickenham, TW1 1FA, - 28.11.2024
- 4 Collett Villas, 1 Bradshaw Close, Twickenham, TW1 1FF, - 28.11.2024
- Unit 5.5 Front Block, Regal House, 70 London Road, Twickenham, TW1 3QS, - 28.11.2024
- Unit 5.4 Front Block, Regal House, 70 London Road, Twickenham, TW1 3QS, - 28.11.2024
- Flat 8, Pullman Court, 92 London Road, Twickenham, TW1 1FE, - 28.11.2024
- Flat 19, Overbridge House, 86 London Road, Twickenham, TW1 1FD, - 28.11.2024

Flat 6,Overbridge House,86 London Road,Twickenham,TW1 1FD, - 28.11.2024
Flat 9,Signal House,84 London Road,Twickenham,TW1 1FB, - 28.11.2024
Multi Purpose Room 3,The Exchange,75 London Road,Twickenham,London,TW1 1BE, - 28.11.2024
Seventh Floor Front Block,Regal House,70 London Road,Twickenham,TW1 3QS, - 28.11.2024
20 Cheltenham Avenue,Twickenham,TW1 3HD, - 28.11.2024
Unit 5.3 Front Block,Regal House,70 London Road,Twickenham,TW1 3QS, - 28.11.2024
Unit G2A Fifth Floor Front Block,Regal House,70 London Road,Twickenham,TW1 3QS, - 28.11.2024
Unit 8.2 Front Block,Regal House,London Road,Twickenham,TW1 3QS, - 28.11.2024
Unit 3.1C 3rd Floor Front Block,Regal House,70 London Road,Twickenham,TW1 3QS, - 28.11.2024
Unit 3.16,Regal House,70 London Road,Twickenham,TW1 3QS, - 28.11.2024
Third Floor Rear Block Left 1,Regal House,70 London Road,Twickenham,TW1 3QS, - 28.11.2024
First Floor And Vacant Pt Of 2nd Floor Front,Regal House,70 London Road,Twickenham,TW1 3QS, - 28.11.2024
Unit 15 Third Floor Front Block,Regal House,70 London Road,Twickenham,TW1 3QS, - 28.11.2024
Unit 1 Second Floor,43 - 57 London Road,Twickenham,TW1 3SZ, - 28.11.2024
Unit 2 First Floor,43 - 57 London Road,Twickenham,TW1 3SZ, - 28.11.2024
Unit 3.2B Third Floor Front Block,Regal House,70 London Road,Twickenham,TW1 3QS, - 28.11.2024
Suite D1 Fifth Floor Front Block,Regal House,70 London Road,Twickenham,TW1 3QS, - 28.11.2024
61 London Road,Twickenham,TW1 3SZ, - 28.11.2024
Flat 1,22 Amyand Park Road,Twickenham,TW1 3HE, - 28.11.2024
Unit 3.6 3rd Floor Front Block,Regal House,London Road,Twickenham,TW1 3QS, - 28.11.2024
24 Amyand Park Road,Twickenham,TW1 3HE, - 28.11.2024
9 Marys Terrace,Twickenham,TW1 3JB, - 28.11.2024
33 Cheltenham Avenue,Twickenham,TW1 3HD, - 28.11.2024
Numac Communications Ltd 2nd Floor,Regal House,70 London Road,Twickenham,TW1 3QS, - 28.11.2024
Flat 2,Faregate House,76 London Road,Twickenham,TW1 1FA, - 28.11.2024
Flat 22,Faregate House,76 London Road,Twickenham,TW1 1FA, - 28.11.2024
Flat 26,Faregate House,76 London Road,Twickenham,TW1 1FA, - 28.11.2024
Flat 28,Faregate House,76 London Road,Twickenham,TW1 1FA, - 28.11.2024
Flat 25,Faregate House,76 London Road,Twickenham,TW1 1FA, - 28.11.2024
3 Collett Villas,1 Bradshaw Close,Twickenham,TW1 1FF, - 28.11.2024
1 Collett Villas,1 Bradshaw Close,Twickenham,TW1 1FF, - 28.11.2024
19 Collett Villas,1 Bradshaw Close,Twickenham,TW1 1FF, - 28.11.2024
Flat 7,Pullman Court,92 London Road,Twickenham,TW1 1FE, - 28.11.2024
Flat 24,Overbridge House,86 London Road,Twickenham,TW1 1FD, - 28.11.2024
Flat 18,Overbridge House,86 London Road,Twickenham,TW1 1FD, - 28.11.2024
Flat 7,Overbridge House,86 London Road,Twickenham,TW1 1FD, - 28.11.2024
Flat 16,Signal House,84 London Road,Twickenham,TW1 1FB, - 28.11.2024
Flat 12,Signal House,84 London Road,Twickenham,TW1 1FB, - 28.11.2024
82 London Road,Twickenham,TW1 1BD, - 28.11.2024
Third Floor Arragon Road Wing,Premier House,52 London Road,Twickenham,TW1 3RP, - 28.11.2024
Suite E1 5th Flr Front Block,Regal House,London Road,Twickenham,TW1 3QS, - 28.11.2024
The Shack,68 London Road,Twickenham,TW1 3QS, - 28.11.2024
Unit 3.1B 3rd Floor Front Block,Regal House,70 London Road,Twickenham,TW1 3QS, - 28.11.2024
Unit 3 16D,Regal House,70 London Road,Twickenham,TW1 3QS, - 28.11.2024
Fifth Floor Rear Block Left 2A,Regal House,70 London Road,Twickenham,TW1 3QS, - 28.11.2024
Unit 3.2E Third Floor Front Block,Regal House,70 London Road,Twickenham,TW1 3QS, - 28.11.2024
22 Cheltenham Avenue,Twickenham,TW1 3HD, - 28.11.2024
63 London Road,Twickenham,TW1 3SZ, - 28.11.2024
14 Marys Terrace,Twickenham,TW1 3JB, - 28.11.2024
6 Cheltenham Avenue,Twickenham,TW1 3HD, - 28.11.2024
30 Amyand Park Road,Twickenham,TW1 3HE, - 28.11.2024
3 Heath Gardens,Twickenham,TW1 4LY -
Flat 10,Signal House,84 London Road,Twickenham,TW1 1FB, - 28.11.2024
Flat 8,Signal House,84 London Road,Twickenham,TW1 1FB, - 28.11.2024
Flat 9,Faregate House,76 London Road,Twickenham,TW1 1FA, - 28.11.2024
Flat 8,Faregate House,76 London Road,Twickenham,TW1 1FA, - 28.11.2024
Flat 17,Faregate House,76 London Road,Twickenham,TW1 1FA, - 28.11.2024

Flat 27,Faregate House,76 London Road,Twickenham,TW1 1FA, - 28.11.2024
Flat 5,Faregate House,76 London Road,Twickenham,TW1 1FA, - 28.11.2024
M And S Food To Go Twickenham Station,London Road,Twickenham,TW1 1BD, - 28.11.2024
15 Collett Villas,1 Bradshaw Close,Twickenham,TW1 1FF, - 28.11.2024
7 Collett Villas,1 Bradshaw Close,Twickenham,TW1 1FF, - 28.11.2024
50 London Road,Twickenham,TW1 3RJ, - 28.11.2024
18 Collett Villas,1 Bradshaw Close,Twickenham,TW1 1FF, - 28.11.2024
Flat 5,Pullman Court,92 London Road,Twickenham,TW1 1FE, - 28.11.2024
Flat 17,Overbridge House,86 London Road,Twickenham,TW1 1FD, - 28.11.2024
Flat 16,Overbridge House,86 London Road,Twickenham,TW1 1FD, - 28.11.2024
Flat 13,Overbridge House,86 London Road,Twickenham,TW1 1FD, - 28.11.2024
Flat 12,Overbridge House,86 London Road,Twickenham,TW1 1FD, - 28.11.2024
Flat 10,Overbridge House,86 London Road,Twickenham,TW1 1FD, - 28.11.2024
Flat 1,Overbridge House,86 London Road,Twickenham,TW1 1FD, - 28.11.2024
Flat 4,Signal House,84 London Road,Twickenham,TW1 1FB, - 28.11.2024
Unit 5.1 Front Block Regal House,Regal House,70 London Road,Twickenham,TW1 3QS, -
28.11.2024
Multi Purpose Room 5,The Exchange,75 London Road,Twickenham,London,TW1 1BE, - 28.11.2024
Kitchen Part 6th Floor Front Block,Regal House,70 London Road,Twickenham,TW1 3QS, -
28.11.2024
The Exchange,75 London Road,Twickenham,TW1 1BE, - 28.11.2024
2 Cheltenham Avenue,Twickenham,TW1 3HD, - 28.11.2024
Anytime Fitness Ltd First Floor,Regal House,70 London Road,Twickenham,TW1 3QS, - 28.11.2024
27 Cheltenham Avenue,Twickenham,TW1 3HD, - 28.11.2024
Suite E Fifth Floor Front Block,Regal House,70 London Road,Twickenham,TW1 3QS, - 28.11.2024
Fourth Floor Rear Block,Regal House,70 London Road,Twickenham,TW1 3QS, - 28.11.2024
24 Cheltenham Avenue,Twickenham,TW1 3HD, - 28.11.2024
32 Amyand Park Road,Twickenham,TW1 3HE, - 28.11.2024
Flat 1,Faregate House,76 London Road,Twickenham,TW1 1FA, - 28.11.2024
Flat 21,Faregate House,76 London Road,Twickenham,TW1 1FA, - 28.11.2024
Flat 29,Faregate House,76 London Road,Twickenham,TW1 1FA, - 28.11.2024
Flat 30,Faregate House,76 London Road,Twickenham,TW1 1FA, - 28.11.2024
Flat 6,Faregate House,76 London Road,Twickenham,TW1 1FA, - 28.11.2024
Flat 12,Faregate House,76 London Road,Twickenham,TW1 1FA, - 28.11.2024
Flat 14,Faregate House,76 London Road,Twickenham,TW1 1FA, - 28.11.2024
13 Collett Villas,1 Bradshaw Close,Twickenham,TW1 1FF, - 28.11.2024
8 Collett Villas,1 Bradshaw Close,Twickenham,TW1 1FF, - 28.11.2024
Flat 14,Pullman Court,92 London Road,Twickenham,TW1 1FE, - 28.11.2024
Flat 6,Pullman Court,92 London Road,Twickenham,TW1 1FE, - 28.11.2024
Flat 1,Pullman Court,92 London Road,Twickenham,TW1 1FE, - 28.11.2024
Flat 11,Overbridge House,86 London Road,Twickenham,TW1 1FD, - 28.11.2024
Flat 8,Overbridge House,86 London Road,Twickenham,TW1 1FD, - 28.11.2024
Flat 13,Signal House,76 London Road,Twickenham,TW1 1FB, - 28.11.2024
Flat 17,SignalHouse,76 London Road,Twickenham,TW1 1FB, - 28.11.2024
First Floor Arragon Road Wing,Premier House,52 London Road,Twickenham,TW1 3RP, - 28.11.2024
Eigth Floor Rear Block Left 2,Regal House,70 London Road,Twickenham,TW1 3QS, - 28.11.2024
Vacant Office 5th Floor Front Block,Regal House,70 London Road,Twickenham,TW1 3QS, -
28.11.2024
3 Cheltenham Avenue,Twickenham,TW1 3HD, - 28.11.2024
15 Cheltenham Avenue,Twickenham,TW1 3HD, - 28.11.2024
Unit 3.16A,Regal House,70 London Road,Twickenham,TW1 3QS, - 28.11.2024
Fifth Floor Rear Block Left 1,Regal House,70 London Road,Twickenham,TW1 3QS, - 28.11.2024
Suite A Fifth Floor Front Block,Regal House,70 London Road,Twickenham,TW1 3QS, - 28.11.2024
Units 9 To 11 Third Floor Front Block,Regal House,70 London Road,Twickenham,TW1 3QS, -
28.11.2024
Suite G1 Fifth Floor Front Block,Regal House,70 London Road,Twickenham,TW1 3QS, - 28.11.2024
Fifth Floor Rear Block Right 2,Regal House,70 London Road,Twickenham,TW1 3QS, - 28.11.2024
Flat 3,22 Amyand Park Road,Twickenham,TW1 3HE, - 28.11.2024
Flat 6,Chatsworth House,65 London Road,Twickenham,TW1 3SZ, - 28.11.2024
Flat 2,Chatsworth House,65 London Road,Twickenham,TW1 3SZ, - 28.11.2024

Flat 1,Chatsworth House,65 London Road,Twickenham,TW1 3SZ, - 28.11.2024
Ninth Floor Rear Flat,Regal House,70 London Road,Twickenham,TW1 3QS, - 28.11.2024
15 Marys Terrace,Twickenham,TW1 3JB, - 28.11.2024
11 Marys Terrace,Twickenham,TW1 3JB, - 28.11.2024
26 Amyand Park Road,Twickenham,TW1 3HE, - 28.11.2024
St Marys C Of E Primary School Infant Site,Amyand Park Road,Twickenham,TW1 3HE, - 28.11.2024
13 Cheltenham Avenue,Twickenham,TW1 3HD, - 28.11.2024
25 Amyand Park Road,Twickenham,TW1 3HB, - 28.11.2024
First To Fourth Floors,Bridge House,69 London Road,Twickenham,TW1 1EE, - 28.11.2024
2 Collett Villas,1 Bradshaw Close,Twickenham,TW1 1FF, - 28.11.2024
Flat 10,Faregate House,76 London Road,Twickenham,TW1 1FA, - 28.11.2024
Flat 32,Faregate House,76 London Road,Twickenham,TW1 1FA, - 28.11.2024
Flat 19,Faregate House,76 London Road,Twickenham,TW1 1FA, - 28.11.2024
Flat 31,Faregate House,76 London Road,Twickenham,TW1 1FA, - 28.11.2024
Flat 13,Faregate House,76 London Road,Twickenham,TW1 1FA, - 28.11.2024
11 Collett Villas,1 Bradshaw Close,Twickenham,TW1 1FF, - 28.11.2024
10 Collett Villas,1 Bradshaw Close,Twickenham,TW1 1FF, - 28.11.2024
Unit 5.2 Front Block,Regal House,70 London Road,Twickenham,TW1 3QS, - 28.11.2024
Flat 12,Pullman Court,92 London Road,Twickenham,TW1 1FE, - 28.11.2024
Flat 25,Overbridge House,86 London Road,Twickenham,TW1 1FD, - 28.11.2024
Flat 21,Overbridge House,86 London Road,Twickenham,TW1 1FD, - 28.11.2024
Flat 15,Overbridge House,86 London Road,Twickenham,TW1 1FD, - 28.11.2024
Multi Purpose Room 2,The Exchange,75 London Road,Twickenham,London,TW1 1BE, - 28.11.2024
Multi Purpose Room 4,The Exchange,75 London Road,Twickenham,London,TW1 1BE, - 28.11.2024
Office Third Floor,The Exchange,75 London Road,Twickenham,London,TW1 1BE, - 28.11.2024
Store Third Floor,The Exchange,75 London Road,Twickenham,London,TW1 1BE, - 28.11.2024
Second Floor Arragon Road Wing,Premier House,52 London Road,Twickenham,TW1 3RP, -
28.11.2024
14 Cheltenham Avenue,Twickenham,TW1 3HD, - 28.11.2024
Vacant Part Of First Floor,Regal House,70 London Road,Twickenham,TW1 3QS, - 28.11.2024
Bistro Cafe,Regal House,70 London Road,Twickenham,TW1 3QS, - 28.11.2024
Eigth Floor Rear Block Left 1,Regal House,70 London Road,Twickenham,TW1 3QS, - 28.11.2024
7 Cheltenham Avenue,Twickenham,TW1 3HD, - 28.11.2024
Sixth Floor Rear Block Right 1,Regal House,70 London Road,Twickenham,TW1 3QS, - 28.11.2024
Suite C Fifth Floor Front Block,Regal House,70 London Road,Twickenham,TW1 3QS, - 28.11.2024
Suite H Fifth Floor Front Block,Regal House,70 London Road,Twickenham,TW1 3QS, - 28.11.2024
Flat,The Cabbage Patch,67 London Road,Twickenham,TW1 3SZ, - 28.11.2024
Unit 4 Third Floor Front Block,Regal House,70 London Road,Twickenham,TW1 3QS, - 28.11.2024
Unit 17 Third Floor Front Block,Regal House,70 London Road,Twickenham,TW1 3QS, - 28.11.2024
Second Floor Rear Block Right 1,Regal House,70 London Road,Twickenham,TW1 3QS, - 28.11.2024
Third Floor Rear Block Right 1,Regal House,70 London Road,Twickenham,TW1 3QS, - 28.11.2024
Suite D Fifth Floor Front Block,Regal House,70 London Road,Twickenham,TW1 3QS, - 28.11.2024
47 London Road,Twickenham,TW1 3SZ, - 28.11.2024
The Cabbage Patch,67 London Road,Twickenham,TW1 3SZ, - 28.11.2024
49 London Road,Twickenham,TW1 3SZ, - 28.11.2024
28 Amyand Park Road,Twickenham,TW1 3HE, - 28.11.2024
31 Cheltenham Avenue,Twickenham,TW1 3HD, - 28.11.2024
29 Amyand Park Road,Twickenham,TW1 3HB, - 28.11.2024
Flat 4,Pullman Court,92 London Road,Twickenham,TW1 1FE, - 28.11.2024
Flat 4,Faregate House,76 London Road,Twickenham,TW1 1FA, - 28.11.2024
Flat 16,Faregate House,76 London Road,Twickenham,TW1 1FA, - 28.11.2024
Flat 23,Faregate House,76 London Road,Twickenham,TW1 1FA, - 28.11.2024
Flat 7,Faregate House,76 London Road,Twickenham,TW1 1FA, - 28.11.2024
Unit 7.26 Seventh Floor,Regal House,70 London Road,Twickenham,TW1 3QS, - 28.11.2024
17 Collett Villas,1 Bradshaw Close,Twickenham,TW1 1FF, - 28.11.2024
16 Collett Villas,1 Bradshaw Close,Twickenham,TW1 1FF, - 28.11.2024
Flat 9,Pullman Court,92 London Road,Twickenham,TW1 1FE, - 28.11.2024
Flat 14,Overbridge House,86 London Road,Twickenham,TW1 1FD, - 28.11.2024
Chatsworth House,59 - 65 London Road,Twickenham,TW1 3SZ, - 28.11.2024
Flat 4,Overbridge House,86 London Road,Twickenham,TW1 1FD, - 28.11.2024

Flat 15,Signal House,84 London Road,Twickenham,TW1 1FB, - 28.11.2024
Flat 6,Signal House,84 London Road,Twickenham,TW1 1FB, - 28.11.2024
Fourth Floor Arragon Road Wing,Premier House,52 London Road,Twickenham,TW1 3RP, - 28.11.2024
12 Cheltenham Avenue,Twickenham,TW1 3HD, - 28.11.2024
8 Cheltenham Avenue,Twickenham,TW1 3HD, - 28.11.2024
9 Cheltenham Avenue,Twickenham,TW1 3HD, - 28.11.2024
Eighth Floor Rear Block,Regal House,70 London Road,Twickenham,TW1 3QS, - 28.11.2024
First Floor Rear Block,Regal House,70 London Road,Twickenham,TW1 3QS, - 28.11.2024
Unit 16A Third Floor Front Block,Regal House,70 London Road,Twickenham,TW1 3QS, - 28.11.2024
Unit 14 Third Floor Front Block,Regal House,70 London Road,Twickenham,TW1 3QS, - 28.11.2024
Unit 3.2D Third Floor Front Block,Regal House,70 London Road,Twickenham,TW1 3QS, - 28.11.2024
Unit 3.2A Third Floor Front Block,Regal House,70 London Road,Twickenham,TW1 3QS, - 28.11.2024
Unit 3.2 Third Floor Front Block,Regal House,70 London Road,Twickenham,TW1 3QS, - 28.11.2024
Flat 2,22 Amyand Park Road,Twickenham,TW1 3HE, -
Flat 7,Chatsworth House,65 London Road,Twickenham,TW1 3SZ, - 28.11.2024
Flat 4,Chatsworth House,65 London Road,Twickenham,TW1 3SZ, - 28.11.2024
16 Marys Terrace,Twickenham,TW1 3JB, - 28.11.2024
12 Marys Terrace,Twickenham,TW1 3JB, - 28.11.2024
10 Marys Terrace,Twickenham,TW1 3JB, - 28.11.2024
29 Cheltenham Avenue,Twickenham,TW1 3HD, - 28.11.2024
16 Cheltenham Avenue,Twickenham,TW1 3HD, - 28.11.2024
10 Cheltenham Avenue,Twickenham,TW1 3HD, - 28.11.2024
1 Cheltenham Avenue,Twickenham,TW1 3HD, - 28.11.2024
36 Amyand Park Road,Twickenham,TW1 3HE, - 28.11.2024
34 Amyand Park Road,Twickenham,TW1 3HE, - 28.11.2024
5 Collett Villas,1 Bradshaw Close,Twickenham,TW1 1FF, - 28.11.2024
Flat 19,Signal House,84 London Road,Twickenham,TW1 1FB, - 28.11.2024
Flat 22,Overbridge House,86 London Road,Twickenham,TW1 1FD, - 28.11.2024
Flat 18,Faregate House,76 London Road,Twickenham,TW1 1FA, - 28.11.2024
Flat 24,Faregate House,76 London Road,Twickenham,TW1 1FA, - 28.11.2024
6 Collett Villas,1 Bradshaw Close,Twickenham,TW1 1FF, - 28.11.2024
Flat 11,Pullman Court,92 London Road,Twickenham,TW1 1FE, - 28.11.2024
Flat 2,Pullman Court,92 London Road,Twickenham,TW1 1FE, - 28.11.2024
Flat 23,Overbridge House,86 London Road,Twickenham,TW1 1FD, - 28.11.2024
Flat 20,Overbridge House,86 London Road,Twickenham,TW1 1FD, - 28.11.2024
Flat 11,Signal House,84 London Road,Twickenham,TW1 1FB, - 28.11.2024
Unit 8.3 Front Block Regal House,Regal House,70 London Road,Twickenham,TW1 3QS, - 28.11.2024
78 London Road,Twickenham,TW1 1BD, - 28.11.2024
Twickenham Railway Station,80 London Road,Twickenham,TW1 1BD, - 28.11.2024
Multi Purpose Room 6,The Exchange,75 London Road,Twickenham,London,TW1 1BE, - 28.11.2024
Theatre At,The Exchange,75 London Road,Twickenham,London,TW1 1BE, - 28.11.2024
Unit 3 16E,Regal House,70 London Road,Twickenham,TW1 3QS, - 28.11.2024
Ninth Floor Front Block,Regal House,70 London Road,Twickenham,TW1 3QS, - 28.11.2024
Travelodge,70 London Road,Twickenham,TW1 3QS, - 28.11.2024
Unit 5 3rd Floor Front Block,Regal House,70 London Road,Twickenham,TW1 3QS, - 28.11.2024
Unit 3.1D 3rd Floor Front Block,Regal House,70 London Road,Twickenham,TW1 3QS, - 28.11.2024
MIs Office Third Floor Front Block,Regal House,70 London Road,Twickenham,TW1 3QS, - 28.11.2024
Suite F Fifth Floor Front Block,Regal House,70 London Road,Twickenham,TW1 3QS, - 28.11.2024
Unit 8 Third Floor Front Block,Regal House,70 London Road,Twickenham,TW1 3QS, - 28.11.2024
Unit 2 Second Floor,43 - 57 London Road,Twickenham,TW1 3SZ, - 28.11.2024
Unit 1 First Floor,43 - 57 London Road,Twickenham,TW1 3SZ, - 28.11.2024
Unit 3.2C Third Floor Front Block,Regal House,70 London Road,Twickenham,TW1 3QS, - 28.11.2024
43 London Road,Twickenham,TW1 3SZ, - 28.11.2024
Flat 5,Chatsworth House,65 London Road,Twickenham,TW1 3SZ, - 28.11.2024
Unit 3.7 3rd Floor Front Block,Regal House,London Road,Twickenham,TW1 3QS, - 28.11.2024
11 Cheltenham Avenue,Twickenham,TW1 3HD, - 28.11.2024
4 Cheltenham Avenue,Twickenham,TW1 3HD, - 28.11.2024

27 Amyand Park Road, Twickenham, TW1 3HB, - 28.11.2024
 Eight Floor Rear Wing, Regal House, 70 London Road, Twickenham, TW1 3QS, - 28.11.2024
 Flat 3, Signal House, 84 London Road, Twickenham, TW1 1FB, - 28.11.2024
 Flat 2, Overbridge House, 86 London Road, Twickenham, TW1 1FD, - 28.11.2024
 Flat 7, Signal House, 84 London Road, Twickenham, TW1 1FB, - 28.11.2024
 Flat 5, Signal House, 84 London Road, Twickenham, TW1 1FB, - 28.11.2024
 Flat 33, Faregate House, 76 London Road, Twickenham, TW1 1FA, - 28.11.2024
 Flat 13, Pullman Court, 92 London Road, Twickenham, TW1 1FE, - 28.11.2024
 14 Collett Villas, 1 Bradshaw Close, Twickenham, TW1 1FF, - 28.11.2024
 12 Collett Villas, 1 Bradshaw Close, Twickenham, TW1 1FF, - 28.11.2024
 9 Collett Villas, 1 Bradshaw Close, Twickenham, TW1 1FF, - 28.11.2024
 Flat 10, Pullman Court, 92 London Road, Twickenham, TW1 1FE, - 28.11.2024
 Flat 3, Pullman Court, 92 London Road, Twickenham, TW1 1FE, - 28.11.2024
 Flat 9, Overbridge House, 86 London Road, Twickenham, TW1 1FD, - 28.11.2024
 Flat 5, Overbridge House, 86 London Road, Twickenham, TW1 1FD, - 28.11.2024
 Flat 3, Overbridge House, 86 London Road, Twickenham, TW1 1FD, - 28.11.2024
 Flat 18, Signal House, 84 London Road, Twickenham, TW1 1FB, - 28.11.2024
 Flat 2, Signal House, 84 London Road, Twickenham, TW1 1FB, - 28.11.2024
 Unit 5.6 Front Block Regal House, Regal House, 70 London Road, Twickenham, TW1 3QS, - 28.11.2024
 Cafe Second Floor, The Exchange, 75 London Road, Twickenham, London, TW1 1BE, - 28.11.2024
 Multi Purpose Room 1, The Exchange, 75 London Road, Twickenham, London, TW1 1BE, - 28.11.2024
 Vacant Part First Floor Front, Regal House, 70 London Road, Twickenham, TW1 3QS, - 28.11.2024
 Part First Floor, Regal House, 70 London Road, Twickenham, TW1 3QS, - 28.11.2024
 Second Floor Front, Regal House, 70 London Road, Twickenham, TW1 3QS, - 28.11.2024
 Frist Floor, Regal House, 70 London Road, Twickenham, TW1 3QS, - 28.11.2024
 Eighth Floor Rear Block Right 1, Regal House, 70 London Road, Twickenham, TW1 3QS, - 28.11.2024
 Unit 3.1E 3rd Floor Front Block, Regal House, 70 London Road, Twickenham, TW1 3QS, - 28.11.2024
 Unit 3.1F 3rd Floor Front Block, Regal House, 70 London Road, Twickenham, TW1 3QS, - 28.11.2024
 Unit 3.16C, Regal House, 70 London Road, Twickenham, TW1 3QS, - 28.11.2024
 Second Floor Rear Block Left 1, Regal House, 70 London Road, Twickenham, TW1 3QS, - 28.11.2024
 Fifth Floor Rear Block Right 1, Regal House, 70 London Road, Twickenham, TW1 3QS, - 28.11.2024
 Boardrooms Third Floor Front Block, Regal House, 70 London Road, Twickenham, TW1 3QS, - 28.11.2024
 Unit 16 Third Floor Front Block, Regal House, 70 London Road, Twickenham, TW1 3QS, - 28.11.2024
 Units 12 To 13 Third Floor Front Block, Regal House, 70 London Road, Twickenham, TW1 3QS, - 28.11.2024
 The Timberyard, London Road, Twickenham, TW1 3SZ, - 28.11.2024
 Flat 3, Chatsworth House, 65 London Road, Twickenham, TW1 3SZ, - 28.11.2024
 13 Marys Terrace, Twickenham, TW1 3JB, - 28.11.2024
 8 Marys Terrace, Twickenham, TW1 3JB, - 28.11.2024
 23 Amyand Park Road, Twickenham, TW1 3HB, - 28.11.2024
 18 Cheltenham Avenue, Twickenham, TW1 3HD, - 28.11.2024
 Unit 3.1A Third Floor Front Block, Regal House, London Road, Twickenham, TW1 3QS, - 28.11.2024
 45 London Road, Twickenham, TW1 3SZ, - 28.11.2024
 5 Cheltenham Avenue, Twickenham, TW1 3HD, - 28.11.2024
 Regal Cafe, 70 London Road, Twickenham, TW1 3QS, - 28.11.2024
 Fifth Floor Rear Block Left 2B, Regal House, 70 London Road, Twickenham, TW1 3QS, - 28.11.2024
 Flat 10, Elm House, 50 Holmesdale Road, Teddington, TW11 9NE -
 215 Hospital Bridge Road, Twickenham, TW2 6LH -

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

Development Management

Status: RNO

Date: 04/09/2000

Application: 00/1953

Installation Of Equipment Cabin On Roof To Supplement Existing Cabin Together With Ancillary Works Comprising The Steel Frame And Grillage For Support.

Development Management

Status: GTD

Application: 00/2013

Date:04/09/2000	Finstallation Of 6 Additional Communication Dishes To Be Mounted On 'pig Pen' On Roof Of Existing Plant Room.
<u>Development Management</u> Status: GTD Date:12/12/2000	Application:00/2747 Proposed V Board Advertismment Signage.
<u>Development Management</u> Status: GTD Date:28/12/2000	Application:00/3262 Elevational Alterations To Ninth Floor By Way Of New Cladding System To Facade.
<u>Development Management</u> Status: RNO Date:15/12/2000	Application:00/3280 Proposed Alternation To Existing Telecommunications Installation.
<u>Development Management</u> Status: GTD Date:08/01/2001	Application:00/3393 Redecoration Of Exterior.
<u>Development Management</u> Status: PNR Date:15/01/2001	Application:00/3554 Replace Existing Equipment And Provide Increased Capacity.
<u>Development Management</u> Status: GTD Date:12/04/2002	Application:02/0450 Proposed Construction Of Brick Enclosure At Ground Floor To Rear Of Building To House Electrical Sub - Station And Switchroom.
<u>Development Management</u> Status: GTD Date:02/10/1990	Application:90/1187/FUL Erection Of A Prefabricated Equipment Cabin For The Housing Of Radio Telecommunications Equipment To Serve Aerials On Roof Area.
<u>Development Management</u> Status: GTD Date:05/12/1990	Application:90/1967/FUL Single Storey Extension To Main Entrance Lobby.
<u>Development Management</u> Status: GTD Date:29/04/1992	Application:92/0376/FUL Installation Of Seven Microwave Dishes For Use In Conjunction With The Aerial And Equipment Cabin On Roof Area
<u>Development Management</u> Status: GTD Date:24/12/1992	Application:92/1864/FUL Removal Of Existing 9th Floor Caretakers Flat And Replacement With Additional Office Space.
<u>Development Management</u> Status: GTD Date:15/01/1993	Application:92/1865/FUL Addition Of A Two Storey Porte Cochere. Relocation Of Visitor Car Parking Bays And Associated Soft Landscaping.
<u>Development Management</u> Status: GTD Date:13/04/1993	Application:93/0210/ADV Retention Of Non Illuminated 'v' Letting Sign At Front Of Premises And Illuminated Banner On Flank Elevation.
<u>Development Management</u> Status: GTD Date:26/07/1993	Application:93/0924/FUL Addition Of Two Storey Porte-cochere And Improvement To Pedestrian Access And Enlargement Of Existing Entrance Lobby.
<u>Development Management</u> Status: GTD Date:10/02/1994	Application:93/0924/DD01 Details Pursuant To Condition Bd05 (materials) Of Planning Permission 93/0924/ful Dated 26/7/93.
<u>Development Management</u> Status: RNO Date:09/06/1994	Application:94/1223/CON Erection Of 6 Directional Non Microwave Antennae, 2 Dish Antennae And Equipment Cabinet

<u>Development Management</u> Status: REF Date:09/09/1994	Application:94/1934/ADV Erection Of 2 Ultravision Poster Panels
<u>Development Management</u> Status: GTD Date:07/09/1995	Application:95/2173/FUL Erection Of One Micro Wave Dish
<u>Development Management</u> Status: GTD Date:08/08/1996	Application:96/1878/FUL Retention Of One Extract Fan, One Air Handling Unit, Ductwork And Four Refrigeration Units
<u>Development Management</u> Status: GTD Date:12/08/1997	Application:97/1455 Double Sided Illuminated Poster Panel Displayed On New Bus Stop Shelter.
<u>Development Management</u> Status: RNO Date:15/10/1997	Application:97/2139 Installation Of Telecommunications Equipment On Roof.
<u>Development Management</u> Status: GTD Date:27/02/1998	Application:97/2679 Extension To Rear Of Ninth Floor.(Amendment To Existing Permission)
<u>Development Management</u> Status: GTD Date:08/10/1998	Application:98/2020 Erection Of Micro Wave Dish.
<u>Development Management</u> Status: GTD Date:08/06/1999	Application:99/1002 Addition Of New 300mm Dish On Roof.
<u>Development Management</u> Status: GTD Date:16/05/1978	Application:78/0325 Erection of a 6.09 m (20ft 0ins) high radio aerial on the roof of the premises.
<u>Development Management</u> Status: GTD Date:25/02/1981	Application:80/1726/ADV For Advertisements.
<u>Development Management</u> Status: GTD Date:17/03/1983	Application:83/0210 Provision of a bicycle and motor cycle enclosure beneath the front wing.
<u>Development Management</u> Status: GTD Date:29/10/1986	Application:86/1223/ADV 2 non illuminated single sided Estate Agency Boards.
<u>Development Management</u> Status: GTD Date:08/07/1988	Application:88/1322/ADV Internally illuminated poster panels.
<u>Development Management</u> Status: GTD Date:31/05/1960	Application:60/0389 Erection of a block of offices.
<u>Development Management</u> Status: GTD Date:08/05/1963	Application:60/0809/DD03 Erection of office block, public house and two shops. Planning permission 0809/60 dated 29th September, 1960.
<u>Development Management</u> Status: GTD Date:28/02/1963	Application:60/0809/DD02 Erection of block of offices and public house. Condition No. (g) of notice of planning permission 0809/60 dated 29th September, 1960.
<u>Development Management</u> Status: GTD Date:28/03/1961	Application:60/0809/DD01 Erection of office block, public house and two shops. Planning

permission 0809/60 dated 29th September, 1960.

<u>Development Management</u> Status: GTD Date:29/09/1960	Application:60/0809 Erection of office block, public house and two shops.
<u>Development Management</u> Status: GTD Date:27/09/1962	Application:62/0895 Two flats on roof of office block.
<u>Development Management</u> Status: GTD Date:03/04/1963	Application:63/0085 Erection of canteen over part of car park.
<u>Development Management</u> Status: REF Date:19/01/1965	Application:64/1202 Change of use of flat to office.
<u>Development Management</u> Status: GTD Date:07/07/1965	Application:65/0312 Change of use from residential to offices.
<u>Development Management</u> Status: GTD Date:18/05/1966	Application:66/0731 Erection of car park attendants hut.
<u>Development Management</u> Status: GTD Date:04/09/1974	Application:73/1542 Positioning of 2 No. air conditioning units on roof of 9th floor.
<u>Development Management</u> Status: GTD Date:21/02/1974	Application:73/2777 Erection of extension at roof level to enclose new fire escape stairway.
<u>Development Management</u> Status: GTD Date:17/06/2005	Application:05/1251/MOB Proposed rooftop intallation of wireless broadband infrastructure (electronic communication apparatus) 3 x 1.9m antennas, 1 x 0.6m dish, equipment cabinet and associated cable trays steel work.
<u>Development Management</u> Status: REF Date:28/07/2009	Application:08/3063/FUL Part demolition of 1st floor of Regal House. Erection of a part 2, part 3, part 6 and part 10 storey building to provide 111 guestroom hotel (Use Class C1).
<u>Development Management</u> Status: REF Date:30/06/2009	Application:09/1225/ADV Retention of 4 PVC non-illuminated banners advertising office space.
<u>Development Management</u> Status: REF Date:06/11/2009	Application:09/2554/ADV Projection advertisement showing company name and logo on side of Regal House
<u>Development Management</u> Status: GTD Date:29/09/2010	Application:10/1464/VRC Variation of condition 21 of planning inspectors decision 08/3063/FUL to allow a post construction review certificate to be submitted and approved within 6 months of occupation, rather than pre-occupation..
<u>Development Management</u> Status: GTD Date:03/08/2010	Application:08/3063/DD01 Details pursuant to condition 22 (in part) of planning inspectors decision.
<u>Development Management</u> Status: WDN Date:13/09/2010	Application:08/3063/DD02 Details pursuant to condition 4 (site investigation - methodology), 7 (piling), 21 (Bream), 24 (Construction Method Statement) and 25 (improved access road) of planning inspectors decision.
<u>Development Management</u>	

Status: GTD Date:16/12/2010	Application:08/3063/DD03 Details pursuant to condition 22 - Sustainability (in part), 3 - materials, 10 - Recycling, 11 and 12 - Hard and Soft Landscaping, 16 - Cycle Parking, 19 - Kitchen Extract and 27 - Details to scale of planning inspectors decision.
<u>Development Management</u> Status: GTD Date:20/12/2010	Application:10/2863/FUL Rooftop installation of a 'windtracer' shelter on a steel support platform and associated apparatus.
<u>Development Management</u> Status: GTD Date:22/12/2010	Application:10/3146/PS192 The rooftop installation of a 'Windtracer' shelter on a steel support platform and associated apparatus.
<u>Development Management</u> Status: GTD Date:16/12/2010	Application:08/3063/DD04 Details pursuant to condition 4 (site investigation) (in part), 7 (foundation piles), 17 (a/c plant) (in part) and 24 (construction method statement) of planning inspectors decision.
<u>Development Management</u> Status: GTD Date:16/12/2010	Application:08/3063/DD05 Details pursuant to condition 25 (Improvement to Arragon Road access) of planning inspectors decision.
<u>Development Management</u> Status: GTD Date:12/04/2011	Application:10/3780/FUL Upgrading of all facades. Replacement of main entrance canopy, new secondary entrance to the building on London Road with an associated footbridge.
<u>Development Management</u> Status: GTD Date:12/04/2011	Application:10/3781/ADV Externally illuminated name signs on either side of front support of new entrance canopy.
<u>Development Management</u> Status: GTD Date:08/03/2011	Application:08/3063/DD06 Details pursuant to part of condition 4 (site investigation) of planning inspectors decision.
<u>Development Management</u> Status: GTD Date:11/05/2011	Application:11/0320/FUL Amendments to planning consent 08/3063/FUL during the course of construction - handrail to link bridge.
<u>Development Management</u> Status: GTD Date:08/04/2011	Application:11/0410/FUL Installation of 4 no. air conditioning condensers. Three together under building A on the carpark, with profiled louvre screening on three sides, the fourth side being the hotel development. One condenser under building B, with profiled louvre screening on four sides. Demolition of two screens where new proposals will be sited.
<u>Development Management</u> Status: WDN Date:30/03/2011	Application:08/3063/NMA Part demolition of 1st floor of Regal House. Erection of a part 2, part 3, part 6 and part 10 storey building to provide 111 guestroom hotel (Use Class C1). [Amend the line bridge (between London Road and main entrance) parapet/handrail retain. To improve visual aspect and amenity].
<u>Development Management</u> Status: REF Date:10/06/2011	Application:11/1363/ADV 6 No Internally illuminated signs, 1 No Non illuminated sign, 2 No Floodlights
<u>Development Management</u> Status: GTD	Application:10/3780/DD01

Date:11/07/2011	Details pursuant to condition NS04 (planter landscaping), and part of NS01 (materials) and part of NS05 (obscure glazing) of planning permission 10/3780/FUL.
<u>Development Management</u> Status: GTD Date:05/07/2011	Application:11/0410/DD01 Details pursuant to condition U39140 (revised parking layout) and U39111 (mechanical services noise control) of planning permission 11/0410/FUL.
<u>Development Management</u> Status: GTD Date:06/09/2011	Application:11/2238/ADV One double sided projecting sign (item 4), one internally illuminated fascia sign (item 5), freestanding car park directional sign (item 6), one single sided internally illuminated fascia sign (item 7)
<u>Development Management</u> Status: WDN Date:12/08/2011	Application:11/2311/TEL Installation of 3 no panel antenna on support poles fixed to the plant room plus 3 no ultra site cabinets all located at roof level.
<u>Development Management</u> Status: WON Date:16/05/2017	Application:10/3780/DD02 Details pursuant to conditions U37847 - NS01 (Details - Materials) and U39297 - NS05 (Obscure glazing) to be approved of planning permission 10/3780/FUL.
<u>Development Management</u> Status: GTD Date:11/10/2011	Application:11/2940/FUL Install 2 No floodlights on southwest elevation of Travelodge.
<u>Development Management</u> Status: GTD Date:24/11/2011	Application:11/3075/FUL Installation of 3 no panel antenna mounted on support poles fixed to the plant room plus 3 no. ultra site cabinets on existing grillage all located at roof level.
<u>Development Management</u> Status: GTD Date:15/12/2011	Application:08/3063/DD07 Details pursuant to condition 21 of planning permission 08/3063/FUL, as varied by permission 10/1464/VRC - part discharge.
<u>Development Management</u> Status: WNA Date:14/03/2012	Application:08/3063/DD08 Details pursuant to condition 21 (BREAAAM - installation of electrics and plumbing; completion of landscaping; site vacated by contractor) of planning permission 08/3063/FUL.
<u>Development Management</u> Status: VOID Date:05/03/2012	Application:08/3063/VOID Part demolition of 1st floor of Regal House. Erection of a part 2, part 3, part 6 and part 10 storey building to provide 111 guestroom hotel (Use Class C1). [Changes to the hard landscaping to margin adjacent to Mary's Terrace comprising reduced margin width, revised planter detail and retention of existing boundary wall to a height of 600mm above hard landscaping].
<u>Development Management</u> Status: GTD Date:18/12/2012	Application:12/0664/FUL Changes to the height of the wall along Mary's Terrace and to the hard and soft landscaping.
<u>Development Management</u> Status: GTD Date:12/06/2012	Application:12/1252/FUL Renewal of temporary planning permission (10/2863/FUL) for the installation of a 'windtracer' shelter on a steel support platform and associated apparatus.
<u>Development Management</u> Status: REF	Application:12/1578/ADV

Date:05/07/2012	1 No. Internally illuminated projecting sign
<u>Development Management</u> Status: GTD Date:31/07/2012	Application:08/3063/DD09 Details pursuant to PART of condition 21 of planning permission 08/3063/FUL, as varied by permission 10/1464/VRC - part discharge.
<u>Development Management</u> Status: GTD Date:09/11/2012	Application:12/2518/COU Change of use from Class B1 offices to Class D2 leisure to provide a 24 hour gym at the first floor (North) of Regal House.
<u>Development Management</u> Status: REF Date:28/01/2013	Application:12/2519/ADV Internally illuminated 'Anytime Fitness' sign over gym entrance.
<u>Development Management</u> Status: GTD Date:31/10/2012	Application:12/2833/FUL Addition of 1 no. 300mm microwave dish to existing installation
<u>Development Management</u> Status: GTD Date:27/11/2012	Application:10/3780/DD03 Details pursuant to condition NS05 (obscure glazing) of planning permission 10/3780/FUL.
<u>Development Management</u> Status: GTD Date:24/12/2012	Application:08/3063/DD10 Details pursuant to condition 23 (travel plan) of planning permission 08/3063/FUL.
<u>Development Management</u> Status: GTD Date:03/12/2012	Application:08/3063/DD11 Details pursuant to PART of condition 21 (BREEAM) of planning permission 08/3063/FUL.
<u>Development Management</u> Status: GTD Date:29/04/2013	Application:10/3780/DD04 Details pursuant to conditions U37847 - NS01 (Details - Materials - canopy roofing, canopy overhang, canopy soffit and footbridge steel work colours) of planning permission 10/3780/FUL.
<u>Development Management</u> Status: GTD Date:22/03/2013	Application:12/2518/DD01 Details pursuant to condition DV40A (in part) (Travel Plan) and U54750 (Car parking details) of planning permission 12/2518/COU.
<u>Development Management</u> Status: GTD Date:30/04/2013	Application:10/3780/DD05 Details pursuant to condition U37848 (structural drawing) of planning permission 10/3780/FUL.
<u>Development Management</u> Status: VOID Date:09/10/2013	Application:12/2518/VOID Details pursuant to condition DV40A (in part) (Travel Plan) of planning permission 12/2518/COU.
<u>Development Management</u> Status: GTD Date:20/11/2013	Application:12/2518/DD03 Details pursuant to partially discharge condition DV40A (Travel Plan) of planning permission 12/2518/COU/COU.
<u>Development Management</u> Status: WDN Date:08/03/2016	Application:15/2625/ES191 Change of useage from office space (b1) to the use of a minicab office (sui generis)
<u>Development Management</u> Status: GTD Date:15/03/2017	Application:17/0064/FUL Replacement of existing front entrance doors and installation of new shower room rear entrance door and associated new rain screen cladding.
<u>Development Management</u>	

Status: GTD Application:18/1851/ADV
Date:20/07/2018 1 internally illuminated fascia sign and 1 internally illuminated sign on canopy

Development Management

Status: GTD Application:23/0389/FUL
Date:31/03/2023 Front pergola, alterations to front ground floor fenestration; provision of new cycle parking facilities, replacement and provision of new plant at roof level together with the installation of external riser on the rear elevation.

Development Management

Status: GTD Application:23/0389/DD01
Date:23/05/2023 Details pursuant to condition U0153331 - cycle parking of application 23/0389/FUL

Development Management

Status: GTD Application:23/2277/ADV
Date:17/10/2023 1 x externally illuminated canopy sign and 1 x non-illuminated fascia sign

Development Management

Status: PCO Application:24/2880/FUL
Date: Provision of a mural (15.24m x 30.48m) on the southern flank elevation of Regal House, 70 London Road.

Appeal

Validation Date: 28.09.1994 Development Appeal
Reference: 94/1934/ADV

Appeal

Validation Date: 11.08.2009 Part demolition of 1st floor of Regal House. Erection of a part 2, part 3, part 6 and part 10 storey building to provide 111 guestroom hotel (Use Class C1).
Reference: 09/0108/AP/REF **Appeal Allowed**

Appeal

Validation Date: 25.02.2013 Internally illuminated 'Anytime Fitness' sign over gym entrance.
Reference: 13/0032/AP/REF **Appeal Allowed**

Building Control

Deposit Date: 10.07.2000 Internal partitioning and associated works.
Reference: 00/1341/FP

Building Control

Deposit Date: 16.08.2000 Internal partitioning and associated works.
Reference: 00/1341/1/FP

Building Control

Deposit Date: 20.10.2000 Fitting Out
Reference: 00/1999/AI

Building Control

Deposit Date: 31.10.2000 Refurbishment at second floor level
Reference: 00/2044/FP

Building Control

Deposit Date: 02.11.2000 Office fit out at 5th floor level
Reference: 00/2053/AI

Building Control

Deposit Date: 20.11.2000 Installation of an additional unmanned equipment cabin and transmission dish support framework for telecom work.

Reference: 00/2148/FP

Building Control

Deposit Date: 27.12.2000 Installation of an additional unmanned equipment cabin and transmission dish support framework for telecom work.

Reference: 00/2148/1/FP

Building Control

Deposit Date: 16.01.2001 Installation of one partition & door

Reference: 01/0086/FP

Building Control

Deposit Date: 28.02.2001 Office alterations to second floor

Reference: 01/0440/FP

Building Control

Deposit Date: 10.04.2001 New partitions and T point

Reference: 01/0684/FP

Building Control

Deposit Date: 13.06.2001 Installation of demountable partitioning & wc/cloaks

Reference: 01/1077/FP

Building Control

Deposit Date: 19.09.2001 Unmanned radio based station

Reference: 01/1720/RR

Building Control

Deposit Date: 01.02.2002 Installation of division partition and two fire lobbies to divide one office into two.

Reference: 02/0188/FP

Building Control

Deposit Date: 14.02.2003 Installation of division partition and two fire lobbies to divide one open plan office suite into two.

Reference: 03/0280/FP

Building Control

Deposit Date: 20.11.1991 Office alterations

Reference: 91/1268/FP

Building Control

Deposit Date: 18.11.1992 Installation of suspended ceilings to front wing, sixth floor, and lift lobbies 1st-9th floors.

Reference: 92/0848/FP

Building Control

Deposit Date: 19.08.1993 New entrance canopy

Reference: 93/0229/1/FP

Building Control

Deposit Date: 16.02.1994 Office alterations to second floor

Reference: 94/0228/FP

Building Control

Deposit Date: 10.03.1994 Interior refurbishment of 8th floor

Reference: 94/0320/FP

Building Control

Deposit Date: 18.08.1994 Fitting out works on fifth floor at rear

Reference: 94/1153/FP

Building Control

Deposit Date: 05.08.1994 Office alterations to third floor

Reference: 94/0711/1/FP

Building Control

Deposit Date: 03.08.1994 Office alterations to 5th floor

Reference: 94/0743/1/FP

Building Control

Deposit Date: 24.06.1994 Vodafone radio base station on roof

Reference: 94/0850/FP

Building Control

Deposit Date: 05.12.1994 Construction of partition wall

Reference: 94/1723/FP

Building Control

Deposit Date: 16.01.1995 Construction of partition walls and office alterations on second and third floors

Reference: 95/0045/FP

Building Control

Deposit Date: 18.05.1995 New internal partitioning (5th floor)

Reference: 95/0586/FP

Building Control

Deposit Date: 05.10.1995 Partitioning on sixth floor front wing

Reference: 95/1234/FP

Building Control

Deposit Date: 21.11.1995 Fitting out works to eighth floor rear wing

Reference: 95/1439/FP

Building Control

Deposit Date: 15.01.1996 Formation of offices at rear on fourth floor

Reference: 95/1491/1/FP

Building Control

Deposit Date: 12.06.1996 Erection of partitions

Reference: 96/0763/FP

Building Control

Deposit Date: 08.08.1996 Erection partitions

Reference: 96/0763/1/FP

Building Control

Deposit Date: 19.08.1996 Partitioning on second floor

Reference: 96/1163/FP

Building Control

Deposit Date: 27.09.1996 Partitioning on second floor

Reference: 96/1163/1/FP

Building Control

Deposit Date: 07.05.1997 Partitioning on second floor

Reference: 96/1163/2/FP

Building Control

Deposit Date: 17.01.1997 Office partitioning

Reference: 97/0073/FP

Building Control

Deposit Date: 29.01.1997 Form office & tea point on fourth floor

Reference: 97/0132/FP

Building Control

Deposit Date: 17.02.1997 Office partitioning (Sixth floor)

Reference: 97/0073/1/FP

Building Control

Deposit Date: 17.02.1997 Partitioning adjacent to lift areas 7th floor

Reference: 97/0232/FP

Building Control

Deposit Date: 19.02.1997 Partitioning/tea point 7th floor

Reference: 97/0244/FP

Building Control

Deposit Date: 24.02.1997 New partitions on 9th floor COMMENTS: Application form missing information may not be correct

Reference: 97/0319/FP

Building Control

Deposit Date: 09.04.1997 Office partitions (7th Floor)

Reference: 97/0496/FP

Building Control

Deposit Date: 10.09.1997 Refitting of sixth floor

Reference: 97/1339/FP

Building Control

Deposit Date: 09.01.1998 Refitting of sixth floor

Reference: 97/1339/1/FP

Building Control

Deposit Date: 05.02.1998 Extension to rear of ninth floor

Reference: 98/0183/FP	
<u>Building Control</u>	
Deposit Date: 23.03.1998	Extension to rear of ninth floor
Reference: 98/0183/1/FP	
<u>Building Control</u>	
Deposit Date: 15.07.1998	Installation of partitions and air conditioning
Reference: 98/1184/FP	
<u>Building Control</u>	
Deposit Date: 04.02.1999	Installation of an air conditioning unit located at high level in the car park
Reference: 99/0197/FP	
<u>Building Control</u>	
Deposit Date: 10.02.1999	Installation of partitions and air conditioning
Reference: 98/1184/1/FP	
<u>Building Control</u>	
Deposit Date: 29.11.1999	Refurbishment of part of the 5th floor.
Reference: 99/2098/FP	
<u>Building Control</u>	
Deposit Date: 05.05.2004	Provision of a new disabled toilet to comply with DDA and also a shower for use by occupants of the building.
Reference: 04/0899/FP	
<u>Building Control</u>	
Deposit Date: 16.12.2004	Erect office partitioning on 8th Floor
Reference: 04/2527/FP	
<u>Building Control</u>	
Deposit Date: 17.01.2005	Alterations to the main reception to form a new security office and cafeteria area
Reference: 05/0083/FP	
<u>Building Control</u>	
Deposit Date: 07.02.2005	Erect office partitioning on 8th Floor
Reference: 04/2527/RS1/FP	
<u>Building Control</u>	
Deposit Date: 08.03.2005	8th Floor: Formation of five cellular offices and refurbishment
Reference: 05/0458/IN	
<u>Building Control</u>	
Deposit Date: 03.08.2005	Demountable partitioning
Reference: 05/1597/IN	
<u>Building Control</u>	
Deposit Date: 13.01.2006	Internal refurbishment and reconfiguration works
Reference: 06/0092/IN	
<u>Building Control</u>	
Deposit Date: 16.01.2006	Internal refurbishment and reconfiguration works
Reference: 06/0103/IN	
<u>Building Control</u>	
Deposit Date: 27.02.2006	Internal fit out to form cellular offices/meeting rooms, wine and tasting room, installation of new WC and shower plus upgrading air conditioning unit at 8th and 9th floors
Reference: 06/0410/IN	
<u>Building Control</u>	
Deposit Date: 26.04.2006	Formation of cellular rooms and other internal building alterations on the 7th floor of office building
Reference: 06/0847/IN	
<u>Building Control</u>	
Deposit Date: 06.06.2006	Alterations and refurbishment to part 7th floor
Reference: 06/1151/IN	
<u>Building Control</u>	
Deposit Date: 27.06.2006	Internal refurbishments/alterations to existing vacant premises
Reference: 06/1306/IN	

<u>Building Control</u> Deposit Date: 10.04.2007 Reference: 07/0774/IN	Internal alterations to the 9th floor
<u>Building Control</u> Deposit Date: 22.05.2007 Reference: 07/1076/BN	Formation of two new shower cubicles within existing WCs
<u>Building Control</u> Deposit Date: 06.07.2010 Reference: 10/1255/IN	Part demolition of 1st floor of Regal House and erection of a part 2, part 3, part 6 and part 10 storey building to provide 111 guestroom hotel (Travelodge)
<u>Building Control</u> Deposit Date: 09.08.2010 Reference: 10/1512/PP	Creation of two new offices, a meeting room and tea point at Bright Horizons
<u>Building Control</u> Deposit Date: 20.09.2010 Reference: 10/1827/IN	Re-cladding and refurbishment, internal alteration to floors 1, 2 and 8 of Building A Creation of new entrance to first floor and subdivision of first floor to building A
<u>Building Control</u> Deposit Date: 18.02.2011 Reference: 11/0309/IN	Cat B office fit out to part 4th floor
<u>Building Control</u> Deposit Date: 26.04.2011 Reference: 11/0747/IN	Proposed ninth floor office fit out and alterations
<u>Building Control</u> Deposit Date: 20.09.2012 Reference: 12/1761/IN	Internal alterations to form open plan and cellular spaces on the second floor existing office building
<u>Building Control</u> Deposit Date: 15.08.2013 Reference: 13/1669/IN	Internal alterations to second floor offices
<u>Building Control</u> Deposit Date: 04.10.2013 Reference: 13/2070/IN	Internal alterations to form open plan and cellular spaces on fifth floor of existing office building
<u>Building Control</u> Deposit Date: 04.12.2013 Reference: 13/2469/IN	Fit out to cat B of 1st 2nd and 4th floors
<u>Building Control</u> Deposit Date: 14.01.2015 Reference: 15/0090/IN	Internal alterations to form open plan and cellular spaces
<u>Building Control</u> Deposit Date: 08.12.2015 Reference: 15/2841/IN	Relocation of staff to a virtually open plan office with floor to ceiling glass partitioning system. Involve installing fixings for glazing, minor re-decoration, provision of kitchen (none naked flame / heat source)
<u>Building Control</u> Deposit Date: 25.05.2016 Reference: 16/1136/IN	Internal alterations to 8th floor to include new internal walls, doors and ceiling and alterations to existing services
<u>Building Control</u> Deposit Date: 20.07.2016 Reference: 16/NIC01559/NICEIC	Install one or more new circuits
<u>Building Control</u> Deposit Date: 10.05.2017	Alterations and refurbishment of the reception lobby, communal stairs and toilets including alterations to existing services and creation of

new shower room, along with alterations to the 8th floor including new partitions and doors

Reference: 17/0971/IN

Building Control

Deposit Date: 11.01.2018 Internal third floor office alterations at Regus

Reference: 18/0057/IN

Building Control

Deposit Date: 10.11.2017 Install one or more new circuits Install a replacement consumer unit
Partial rewire

Reference: 18/NIC00313/NICEIC

Building Control

Deposit Date: 31.07.2018 Construction internal partitional in office space

Reference: 18/1370/IN

Building Control

Deposit Date: 05.01.2021 Material alterations to create three additional cellular offices on the
7th floor

Reference: 21/0010/IN

Building Control

Deposit Date: 10.01.2023 8th Floor Front Wing -CAT A+, 7th Floor Rear Wing - CAT A, 6th
Floor Front CAT A, 6th floor Rear wing - CAT A+, 4th Floor Front
Wing - CAT A, Refurbishment to Reception area and WC Block.
Necessary roof works associated with the above

Reference: 23/0039/IN

Building Control

Deposit Date: 05.06.2023 Removal of Zinc cladding and parts of rainscreen cladding and
replacement for noncombustible cladding including remedial works to
install or replace fire barriers

Reference: 23/0895/IN

Building Control

Deposit Date: 19.06.2023 Tenant CAT B a

Reference: 23/0970/IN

Building Control

Deposit Date: 12.10.2023 Minor reconfiguration to part 3rd floor

Reference: 23/1529/IN

Building Control

Deposit Date: 14.08.2024 CAT B fit out works

Reference: 24/0987/IN

Enforcement

Opened Date: 30.03.2005 Enforcement Enquiry

Reference: 05/0135/EN/UBW

Enforcement

Opened Date: 06.03.2009 Enforcement Enquiry

Reference: 09/0101/EN/ADV

Enforcement

Opened Date: 30.09.2011 Enforcement Enquiry

Reference: 11/0541/EN/BCN

Enforcement

Opened Date: 18.07.2017 Enforcement Enquiry

Reference: 17/0362/EN/UCU

Application Number	24/2880/FUL
Address	Regal House 70 London Road Twickenham
Proposal	Provision of a mural (15.24m x 30.48m) on the southern flank elevation of Regal House, 70 London Road.
Contact Officer	Jack Davies
Target Determination Date	23.01.2024

1. INTRODUCTION

This application is of a nature where the Council's Constitution delegates the authority to make the decision to Officers rather than it being determined by the Planning Committee.

Before preparing this summary report the planning officer has considered any relevant previous planning applications in relation to the development and considered any comments made by those interested in the application such as consultees with specialist knowledge and nearby residents.

By indicating that the development proposal complies with relevant Local Plan Policies, the planning officer is taking into account the information submitted with the application, any previous relevant applications, any comments received in connection with the application and any other case specific considerations which are material to the decision.

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

Regal House is located on the northern side of London Road, adjacent to Twickenham Rail Station. The site is located within the main centre boundary of Twickenham and is in a Key Office Area. The site is not subject to any Heritage designations.

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The scheme is for provision of a mural (15.24m x 30.48m) on the southern flank elevation of Regal House, 70 London Road.

The list of planning history is comprehensive and can be found above.

4. CONSULTATIONS CARRIED OUT

The list of neighbours notified of this application are listed above.

5 x objections were received raising the following concerns –

- Design issues
- Concern that the mural would change to advertising
- Makes the building look bulkier
- Not reflective of the local area

7 x letters of support were also received and can be summarised as follows –

- Improvement to the building
- Artwork highlights important ecosystem issues
- Artwork reflect local flora and fauna

It is noted that advertising consent would be required for any future advertising. The other representations will be addressed in the assessment section below.

Amendments

None

5. MAIN POLICIES RELEVANT TO THE DECISION

NPPF (2024)

The key chapters applying to the site are:

- 4. Decision-making
- 12. Achieving well-designed places

These policies can be found at:

<https://assets.publishing.service.gov.uk/media/675abd214cbda57cacd3476e/NPPF-December-2024.pdf>

London Plan (2021)

The main policies applying to the site are:

- Policy D4 Delivering Good Design
- Policy D12 Fire Safety

These policies can be found at: <https://www.london.gov.uk/what-we-do/planning/london-plan>

Richmond Local Plan (2018)

The main planning considerations applying to the site and the associated Local Plan policies are:

Issue	Local Plan Policy	Compliance
Local Character and Design Quality	LP1	Yes
Impact on Amenity and Living Conditions	LP8	Yes
Highway Safety	LP44	Yes

These policies can be found at

https://www.richmond.gov.uk/media/15935/adopted_local_plan_interim.pdf

Richmond Publication Local Plan (Regulation 19 version)

The Richmond Publication Version Local Plan (Regulation 19 version) was published on 9 June 2023 for public consultation which ended on 24 July 2023.

The Publication Version Local Plan, together with all the representations received during the representation period, the plan and its supporting documents were submitted to the Secretary of State for examination on 19 January 2024. The submission documents do not form part of the statutory development plan for the Borough, however, by publishing and submitting the Borough Local Plan for independent examination the Council has formally confirmed its intention to adopt the Publication Plan.

The Publication Version Local Plan, including its evidence base, are material considerations for decision-making. The weight to be given to each of the emerging policies and allocations will depend on an assessment against the criteria set out in paragraph 48 of the NPPF. As the Council considers the emerging Borough Local Plan to be sound and legally compliant, officers and Councillors should accord relevant policies and allocations significant weight in the determination of applications taking account of the extent to which there are unresolved objections to relevant policies. Therefore, the weight afforded to each policy at this stage will differ depending on the level and type of representation to that policy. This is addressed in more detail in the assessment below where it is relevant to the application.

Note that it was agreed by Full Council on 27 April, when the Publication Plan was approved, that no weight will be given to Policy 4 in relation to the increased carbon offset rate, and therefore the existing rate of £95 will continue to be used; in addition, no weight will be given to Policy 39 in relation to the 20% biodiversity net gain requirement; all other aspects and requirements of these policies will apply.

Issue	Publication Local Plan Policy	Compliance	
		Yes	No
Local character and design quality	28	Yes	No
Amenity and living conditions	46	Yes	No
Highway Safety	47	Yes	No

Other Local Strategies or Publications

Twickenham Area Action Plan (2013)
Twickenham Village Plan

6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design and impact on local character
- ii Impact on Neighbour Amenity
- iii Highway Safety
- iv Fire Safety

Issue i - Design and impact on heritage assets

Policy LP1 states that development must be of a high architectural and urban design quality. Development must be inclusive, respect local character including the nature of a particular road, and connect with, and contribute positively, to its surroundings based on a thorough understanding of the site and its context. Particular regard should be had to the compatibility with local character, detailing and materials.

The proposals are for a mural (15.24m x 30.48m) on the southern flank elevation of Regal House.

Officers note that permitted development rights for painting a building are outlined under Schedule 2, Part 2, Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Permitted development

C. *The painting of the exterior of any building or work.*

Development not permitted

C.1 Development is not permitted by Class C if the painting is for the purpose of advertisement, announcement or direction.

Interpretation of Class C

C.2 In Class C, "painting" includes any application of colour.

The proposal does not propose a painting for the purpose of advertising, announcement of direction.

The proposal is a painting by Street Art for Mankind1 (SAM), which is a UN-backed non-profit organisation and Vesod, an Italian Street Artist. The painting is said to depict a "*classic figure of Mother nature, in a futuristic yet classical style*". It is understood the purpose of the mural is to "*raise awareness amongst the public on the critical need to halt, prevent and reverse ecosystem degradation, and to effectively restore degraded terrestrial, freshwater and marine ecosystems across the globe*".

Notwithstanding the above, it is noted that planning permission has been applied for. In this regard the site is not located within a conservation area, although Amyand Park Road Conservation Area is located in close proximity to the east of the site and Queens Road Conservation Area to the south-west of the site. It is noted that the proposed painting is of high quality and would feature local flora and fauna. The Councils Urban Design Officers have been consulted and note despite the proximity to Conservation Areas, it is not considered that the proposals would result in any harm to the designated heritage assets.

The Borough's Arts services have also been consulted, whom note the production company have a record of delivering high quality large scale works. No objections were raised, although suggestions provided to involve the local arts as well.

Overall the scheme is considered to comply with the requirements of Local Plan Policy LP1.

Issue ii- Impact on Neighbour Amenity

Policy LP8 states that development must protect the amenity and living conditions of existing, adjoining and neighbouring occupants.

The painting will not result in any increase in scale to the existing development and therefore there be no impacts of appearing overbearing or loss of light.

There are no illuminated features as part of the mural.

Local Plan Policy LP8 is considered satisfied.

Issue iii – Highway Safety

Local Plan Policy LP44 states The Council will work in partnership to promote safe, sustainable and accessible transport solutions, which minimise the impacts of development including in relation to congestion, air pollution and carbon dioxide emissions, and maximise opportunities including for health benefits and providing access to services, facilities and employment. The Council will:

D. The road network:

Ensure that new development does not have a severe impact on the operation, safety or accessibility to the local or strategic highway networks.

The proposals are for a painting to the existing wall. No additional lighting is proposed under this application and therefore it is not considered that the proposals would be distracting so as to result in adverse highways safety issues.

The application is considered to satisfy the requirements of Local Plan Policy LP44.

Issue iv – Fire Safety

Policy D12 of the London Plan sets out that a Fire Safety Statement should be provided as part of all applications in order to demonstrate the proposal complies with the criteria set out in Part A of this policy and in order to demonstrate that fire safety has been considered at an early stage.

In this instance, a fire safety statement has been submitted noting that the proposal would be exempt from meeting the requirements of London Plan policy D12. Given the proposals is just for paint, it is considered that a reasonable exception statement is appropriate in this instance.

Other

The proposals meet the de-minimis biodiversity net gain exemption.

7. LOCAL FINANCE CONSIDERATIONS AND OTHER MATTERS

Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that a local planning authority must have regard to a local finance consideration as far as it is material. The weight to be attached to a local finance consideration remains a matter for the decision maker. The Mayor of London's CIL and Richmond CIL are therefore material considerations.

On initial assessment this development is not considered liable for the Mayoral or Richmond CIL however this is subject to confirmation by the CIL Administration Team.

8. RECOMMENDATION

This recommendation is made following careful consideration of all the issues raised through the application process. In making this recommendation consideration has been had to the statutory duties imposed by the Planning (Listed Buildings and Conservation Areas) Act 1990 and the requirements set out in Chapter 16 of the NPPF.

Paragraph 11 of the Framework explains how the presumption in favour of sustainable development applies. For the reasons set out above, this application falls to be determined in accordance with the test under section 38(6) of the 2004 Act, the proposal is in general conformity with the Development Plan overall and there are no material considerations of sufficient weight to justify refusal.

Grant planning permission with conditions

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):DAV.....

Dated:20/01/2024.....

I agree the recommendation:

This application has been subject to representations that are contrary to the officer recommendation. The Head of Development Management / South Area Team Manager has considered those representations and concluded that the application can be determined without reference to the Planning Committee in conjunction with existing delegated authority.

South Area Team Manager:ND.....

Dated:21.01.2025.....