

DRAFT REPORT/DELEGATED DECISION SHEET

1/2

Ref: 04/0293/FUL

PLANNING PERMISSION/LISTED BUILDING CONSENT
CONSERVATION AREA CONSENT

Contact: Mr J Brown

Extn.: 4585

Ward:
App Rec'd: 02/02/2004

APPLICANT: ST MARY'S COLLEGE

AGENT: ASH DESIGN CONSULTANTS
Site: ST. MARYS UNIVERSITY COLLEGE, WALDEGRAVE ROAD
TWICKENHAM

Proposal: TEMPORARY ERECTION OF PORTA-CABIN FOR CHANGING ROOM AND
STORAGE ON LAND ADJACENT TO THE EXISTING SPORTS HALL.

* EH may direct		Full Planning	
Decision by R.U.T.		Outline	
Listed Building Consent		Other	
C.A. Consent		Council	Committee
RECOMMENDATION:	<u>APPROVE/</u> <u>CONSENT</u>	REFUSE	OTHER
			ENFORCEMENT/ COURT ACTION
Prepared by <i>JRB</i>	Submitted for decision by		
Date: <i>12/7/04</i>	PLANNING AND TRNSPT COMMITTEE	PLANNING SUB-CITTEE	DELEGATED POWERS
TEAM LEADER Agreed	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date:	Date:	Date:	Date:
PPO Agreed	Application dealt with under delegated authority by		
Date:	<i>Ray Summers</i>		
	on: <i>13/7/04</i>		

Visit neighbouring property YES / NO DATE:

CONTINUED ...

THE FOLLOWING PROPERTIES WERE CONSULTED ONTODAY

The Occupier, 231 Waldegrave Road, Twickenham, TW1,
The Occupier, 233 Waldegrave Road, Twickenham, TW1,
The Occupier, 235 Waldegrave Road, Twickenham, TW1,
The Occupier, 237 Waldegrave Road, Twickenham, TW1,
The Occupier, 239 Waldegrave Road, Twickenham, TW1,
The Occupier, 241 Waldegrave Road, Twickenham, TW1,
The Occupier, 243 Waldegrave Road, Twickenham, TW1,
The Occupier, 245 Waldegrave Road, Twickenham, TW1,
The Occupier, 247 Waldegrave Road, Twickenham, TW1,
The Occupier, 249 Waldegrave Road, Twickenham, TW1,
The Occupier, 251 Waldegrave Road, Twickenham, TW1,
The Occupier, 253 Waldegrave Road, Twickenham, TW1,
The Occupier, 255 Waldegrave Road, Twickenham, TW1,
The Occupier, 257 Waldegrave Road, Twickenham, TW1,
The Occupier, 259 Waldegrave Road, Twickenham, TW1,
The Occupier, 261 Waldegrave Road, Twickenham, TW1,
The Occupier, 263 Waldegrave Road, Twickenham, TW1,
The Occupier, 259A Waldegrave Road, Twickenham, TW1 4SY,
The Occupier, 50 Strawberry Hill Road, Twickenham, TW1 4PY,
The Occupier, 52 Strawberry Hill Road, Twickenham, TW1 4PY,
The Occupier, 54 Strawberry Hill Road, Twickenham, TW1 4PY,
The Occupier, 56 Strawberry Hill Road, Twickenham, TW1 4PY,

THE FOLLOWING PROPERTIES WERE CONSULTED AT APPEAL STAGE

STANDARD CONSULTATIONS WHERE APPLICABLE CAN BE SEEN AT THE END OF THIS REPORT

DEVELOPMENT PLAN POLICIES

UDP ENV 3, 8, 12, 19 ¹⁰ ENV 1, 9, 11, 12 Specify

Supplementary Planning Guidance _____
Conservation Area Study/Proposal _____
Conservation Area Description: Waldegrave Park, Teddington CA54
Conservation Area Number: []
Listed Building Grade: []
Conflict with Development Plan: _____
Building of Townscape Merit: _____ Tick
Tree Preservation Order No.:
Advertised: []
Site Notice: []
CAAG: []
Metropolitan Open Land: Adjacent
Area of Mixed Use: _____
Key Shopping Frontage: _____ Tick
Secondary Shopping Frontage: _____ &
Archaeological Priority Zone: _____ Specify
Other

Site, History and Proposal:

Site is a rectangle of open land which was formerly tennis courts and is still hard surfaced and fenced, sitting immediately to north of a modern sports hall. MOL lies to the north and west of the site. A row of protected trees runs east-west to the north of the sports hall.

04/0300/FUL approved a refuse storage compound 16m by 8m and 1.8m high (fencing) in this area.

Current proposal for a group of seven temporary buildings whose height is 2.8m. The arrangement submitted would clash with the refuse compound, so that only one of the two proposals could be implemented. This is believed to be a mistake on the applicant's part, but a decision on the scheme as submitted is requested. A five year permission is sought.

Public and Other Representations:

None received

Professional Comment:

The buildings proposed would be visible across the MOL from viewpoints to the north, but would sit against the backdrop of the row of trees and the sports hall, and would be lower than both of these. Subject to their being painted a subdued colour, it is not considered that they would be particularly noticeable or detrimental to the character and appearance of the area or the MOL (upon which they would not encroach).

Their closest approach to the TPO trees would be about 5m, and the Tree Manager advises that this proximity is not a problem in terms of tree welfare, provided that any footings, excavation or service runs are detailed and approved prior to work commencing – a condition is recommended.

historic garden (to the north) would not be affected.