

DRAFT REPORT/DELEGATED DECISION SHEET

1/2

Ref: 03/2802/FUL

PLANNING PERMISSION/LISTED BUILDING CONSENT  
CONSERVATION AREA CONSENT

Contact: Mr A Dillon

Extn.: 4587

Ward:

App Rec'd: 08/09/2003

APPLICANT: ST MARYS COLLEGE  
ST. MARYS UNIVERSITY COLLEGE  
WALDEGRAVE ROAD  
TWICKENHAM  
TW1 4SX

AGENT: ASH DESIGN CONSULTANTS LTD

Site: ST. MARYS UNIVERSITY COLLEGE, WALDEGRAVE ROAD  
TWICKENHAM

Proposal: ERECTION OF A PORTACABIN ON EXISTING HARDSTANDING TO REAR OF  
BLOCK N FOR A TEMPORARY PERIOD.

* EH may direct		Full Planning	
Decision by R.U.T.		Outline	
Listed Building Consent		Other	
C.A. Consent		Council	Committee
RECOMMENDATION:	APPROVE/ CONSENT	REFUSE	OTHER ENFORCEMENT/ COURT ACTION
Prepared by <i>Andrew Allen</i>	Submitted for decision by		
Date: <i>8/11/03</i>	PLANNING AND TRNSPT COMMITTEE	PLANNING SUB-CITTEE	DELEGATED POWERS
TEAM LEADER	Agreed		
Date:	Date:	Date:	Date:
PPO	Agreed	Application dealt with under delegated authority by	
Date:		<i>R. Amy</i>	
		on: <i>12/01/03</i>	

Visit neighbouring property YES / NO DATE:

CONTINUED ...

THE FOLLOWING PROPERTIES WERE CONSULTED ON 17th September, 2003

The Occupier, 267 Waldegrave Road, Twickenham, TW1 4SU,  
The Occupier, 269 Waldegrave Road, Twickenham, TW1 4SU,  
The Occupier, 271 Waldegrave Road, Twickenham, TW1 4SU,

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 Adopted ENU 19, 23+24  
1st Review BLT 11/15+16. 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: \_\_\_\_\_  
Area of Mixed Use: \_\_\_\_\_  
Key Shopping Frontage: \_\_\_\_\_ Tick  
Secondary Shopping Frontage: \_\_\_\_\_ &  
Archaeological Priority Zone: \_\_\_\_\_ Specify  
Other

PRESENT USE (If vacant previous use if commercial give name)

College Campus

OFFICER'S REPORT (to include the following information)

Site and Proposal.

History

Public & other representations

(i) Stat./Official bodies

(ii) C.A.A.C

(iii) Councillors

(v) Local Amenity groups

Amendments

Reconsultation

Professional comments

Background Papers

(iv) Adj. residents



## DELEGATED REPORT

**St Mary's College  
Twickenham  
03/2802/FUL**

### Site and Proposal

Site comprises of the St. Mary's college site including teaching and residential buildings and playing field facilities. Approximately  $\frac{3}{4}$  of the site, is classified as Metropolitan Open Land. Two Grade I listed buildings are located to the north of the site and another Grade I listed building "Chapel in the Woods" is located on the southern part of the site just to the north of the proposal. To the east of the site (not immediately adjacent to the proposal) is Clive Road, which consists of mostly 2-storey detached and semi-detached residential properties. To the West residential properties (mostly detached and two storey) are located on the opposite side of Waldegrave Road.

The proposal is for the erection of a temporary portacabin, to provide accommodation while building works are carried out elsewhere in the campus. The applicant has stated that they wish the structure to remain for 5 years.

### Relevant History

Numerous history, none particularly relevant

### Public and Other Representations

Adjoining occupiers consulted. No comments received.

Urban Design- No Objection, providing for temporary period only

English Heritage – No objection

### Professional Comments

In my opinion the main considerations are design and the impact of the proposal on setting of the Grade I listed building to the north of the site.

### Design- Impact on Listed Building

The setting of the Grade I listed buildings to the north of the site is not affected by the proposal. The proposed temporary portacabin, is located in the southern part of the campus, which contains various modern buildings, a Grade I listed building "The Chapel in the Woods" is located fairly close to the proposed structure (15m away). While the proposed portacabin is of a utilitarian appearance, given its position immediately adjacent to existing modern college buildings and providing that only a temporary approval is granted, I do not consider that the proposal would adversely affect the setting of this Grade I listed building.

### Impact on neighbours

The nearest residential properties are located on the opposite side of Waldegrave Road. Due to the distance involved as well as the structure being located adjacent to

other campus buildings and the mature conifer screen on the boundary of the site, I do not consider that the proposal would be detrimental to neighbouring residential amenity.

I therefore recommend **APPROVAL** for a temporary period of 5 years