

09/1983/FUL

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Application for Planning Permission.
Town and Country Planning Act 1990

RECEIVED
24 JUL 2009
PLANNING

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address	2. Agent Name and Address
Title: <input type="text"/> First name: <input type="text"/>	Title: <input type="text"/> First name: <input type="text"/>
Last name: HOME COUNTIES PROPERTY CENTRES LTD	Last name: <input type="text"/>
Company (optional): <input type="text"/>	Company (optional): HTP ARCHITECTURE LLP
Unit: <input type="text"/> House number: 22 House suffix: <input type="text"/>	Unit: <input type="text"/> House number: 2 House suffix: <input type="text"/>
House name: <input type="text"/>	House name: <input type="text"/>
Address 1: THE CAUSEWAY	Address 1: RICHMOND HILL
Address 2: <input type="text"/>	Address 2: <input type="text"/>
Address 3: <input type="text"/>	Address 3: <input type="text"/>
Town: TEDDINGTON	Town: RICHMOND
County: MIDDLESEX	County: SURREY
Country: U.K.	Country: U.K.
Postcode: TW11 0HF	Postcode: TW10 6QX

3. Description of the Proposal

Please describe the proposed development, including any change of use:

DEMOLITION OF THREE STOREY OFFICE (A2+B1) BUILDING AND REPLACEMENT WITH THREE, PART FOUR, STOREY BUILDING WITH GROUND FLOOR A2+B1 USE AND RESIDENTIAL FLATS ABOVE.

Has the building, work or change of use already started? Yes No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY): (date must be pre-application submission)

Has the building, work or change of use been completed? Yes No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY): (date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: **22** House suffix:

House name:

Address 1: **THE CAUSEWAY**

Address 2:

Address 3:

Town: **TEDDINGTON**

County: **MIDDLESEX**

Postcode (optional): **TW11 0HF**

Description of location or a grid reference.
(must be completed if postcode is not known):

Easting: Northing:

Description:

**EXISTING THREE STOREY OFFICE
(A2 + B1) BUILDING**

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible:

Officer name:

MAR S. GRAHAM-SMITH

Reference:

09/0104/FUL

Date (DD/MM/YYYY): **10/07/2009**
(must be pre-application submission)

Details of pre-application advice received?

**DISCUSSIONS RE EMPLOYMENT USE AND
REQUIREMENT FOR ENERGY STATEMENTS.
EMPLOYMENT FLOORSPACE HAS BEEN
INCREASED.**

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? Yes No

Is a new or altered pedestrian access proposed to or from the public highway? Yes No

Are there any new public roads to be provided within the site? Yes No

Are there any new public rights of way to be provided within or adjacent to the site? Yes No

Do the proposals require any diversions /extinguishments and/or creation of rights of way? Yes No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

**PLEASE SEE DRAWINGS NO.S PLO1A
EXISTING AND PLO1C PROPOSED**

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? Yes No

If Yes, please provide details:

**OWNERS OF ADJOINING PROPERTIES NOS
20 AND 24 THE CAUSEWAY.**

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No

If Yes, please provide details:

**NEW REFUSE AREA TO BE PROVIDED
TO REAR OF PROPOSED DEVELOPMENT
OFF MIDDLE LANE.**

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

If Yes, please provide details:

**INCORPORATED INTO NEW REFUSE
AREA ABOVE**

9. Authority Employee / Member

With respect to the Authority, I am: Do any of these statements apply to you?
(a) a member of staff Yes No
(b) an elected member
(c) related to a member of staff Yes No
(d) related to an elected member

If yes please provide details of the name, relationship and role

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls	PAINTED TIMBER PANELLING TO NORTH ELEVATION. BRICKWORK TO SOUTH ELEVATION	COMBINATION OF STAINED/ PAINTED CEDAR PANELLING AND PAINTED RENDER FINISH	<input type="checkbox"/>	<input type="checkbox"/>
Roof	BUILDING FELT (FLAT ROOF)	COLOUR COATED METAL AND/OR SYNTHETIC MEMBRANE.	<input type="checkbox"/>	<input type="checkbox"/>
Windows	PAINTED SOFTWOOD FRAMES CLEAR GLASS	SIMILAR TO BRISTOL WINDOWS	<input type="checkbox"/>	<input type="checkbox"/>
Doors			<input type="checkbox"/>	<input type="checkbox"/>
Boundary treatments (e.g. fences, walls)			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vehicle access and hard-standing	BUTMAC SURFACING	BRICK OR P.C. CONCRETE PAVING	<input type="checkbox"/>	<input type="checkbox"/>
Lighting			<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify)			<input type="checkbox"/>	<input type="checkbox"/>

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

Yes No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

REFER TO DESIGN AND ACCESS STATEMENT DATED JULY 2000, REFERENCE
07050/Q

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	4 NO.	1 NO.	3 NO.
Light goods vehicles/ public carrier vehicles	—	—	—
Motorcycles	—	—	—
Disability spaces	—	—	—
Cycle spaces	—	5 NO.	5 NO.
Other (e.g. Bus)	—	—	—
Other (e.g. Bus)	—	—	—

12. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer Cess pit
 Septic tank Other
 Package treatment plant

Are you proposing to connect to the existing drainage system? Yes No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

REFER TO DRAWINGS NO. 07050/PL01A AND PL04B

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

Yes No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No

Will the proposal increase the flood risk elsewhere? Yes No

How will surface water be disposed of?

- Sustainable drainage system Existing watercourse
 Soakaway Pond/lake
 Main sewer

14. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

15. Existing Use

Please describe the current use of the site:

A2 BUSINESS AND BI OFFICES

Is the site currently vacant? Yes No

If Yes, please describe the last use of the site:

When did this use end (if known)?
DD/MM/YYYY
(date where known may be approximate)

Does the proposal involve any of the following:

Land which is known to be contaminated? Yes No

Land where contamination is suspected for all or part of the site? Yes No

A proposed use that would be particularly vulnerable to the presence of contamination? Yes No

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If Yes to either or both of the above, you will need to provide a full Tree Survey, with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? Yes No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

18. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units? Yes No
 If Yes, please complete details of the changes in the tables below:

Proposed Housing							Existing Housing									
Market Housing	Not known	Number of Bedrooms					Total	Market Housing	Not known	Number of Bedrooms					Total	
		1	2	3	4+	Unknown				1	2	3	4+	Unknown		
Houses	<input type="checkbox"/>							<input type="checkbox"/>								
Flats and maisonettes	<input type="checkbox"/>				5		5	<input type="checkbox"/>								
Live-work units	<input type="checkbox"/>							<input type="checkbox"/>								
Cluster flats	<input type="checkbox"/>							<input type="checkbox"/>								
Sheltered housing	<input type="checkbox"/>							<input type="checkbox"/>								
Bedsit/studios	<input type="checkbox"/>							<input type="checkbox"/>								
Unknown type	<input type="checkbox"/>							<input type="checkbox"/>								
Totals (a + b + c + d + e + f + g) =						5	Totals (a + b + c + d + e + f + g) =						0			
Social Rented							Social Rented									
	Not known	Number of Bedrooms					Total		Not known	Number of Bedrooms					Total	
		1	2	3	4+	Unknown				1	2	3	4+	Unknown		
Houses	<input type="checkbox"/>							<input type="checkbox"/>								
Flats and maisonettes	<input type="checkbox"/>							<input type="checkbox"/>								
Live-work units	<input type="checkbox"/>							<input type="checkbox"/>								
Cluster flats	<input type="checkbox"/>							<input type="checkbox"/>								
Sheltered housing	<input type="checkbox"/>							<input type="checkbox"/>								
Bedsit/studios	<input type="checkbox"/>							<input type="checkbox"/>								
Unknown type	<input type="checkbox"/>							<input type="checkbox"/>								
Totals (a + b + c + d + e + f + g) =						0	Totals (a + b + c + d + e + f + g) =						0			
Intermediate							Intermediate									
	Not known	Number of Bedrooms					Total		Not known	Number of Bedrooms					Total	
		1	2	3	4+	Unknown				1	2	3	4+	Unknown		
Houses	<input type="checkbox"/>							<input type="checkbox"/>								
Flats and maisonettes	<input type="checkbox"/>							<input type="checkbox"/>								
Live-work units	<input type="checkbox"/>							<input type="checkbox"/>								
Cluster flats	<input type="checkbox"/>							<input type="checkbox"/>								
Sheltered housing	<input type="checkbox"/>							<input type="checkbox"/>								
Bedsit/studios	<input type="checkbox"/>							<input type="checkbox"/>								
Unknown type	<input type="checkbox"/>							<input type="checkbox"/>								
Totals (a + b + c + d + e + f + g) =						0	Totals (a + b + c + d + e + f + g) =						0			
Key worker							Key worker									
	Not known	Number of Bedrooms					Total		Not known	Number of Bedrooms					Total	
		1	2	3	4+	Unknown				1	2	3	4+	Unknown		
Houses	<input type="checkbox"/>							<input type="checkbox"/>								
Flats and maisonettes	<input type="checkbox"/>							<input type="checkbox"/>								
Live-work units	<input type="checkbox"/>							<input type="checkbox"/>								
Cluster flats	<input type="checkbox"/>							<input type="checkbox"/>								
Sheltered housing	<input type="checkbox"/>							<input type="checkbox"/>								
Bedsit/studios	<input type="checkbox"/>							<input type="checkbox"/>								
Unknown type	<input type="checkbox"/>							<input type="checkbox"/>								
Totals (a + b + c + d + e + f + g) =						0	Totals (a + b + c + d + e + f + g) =						0			
Total proposed residential units (A + B + C + D) =						5	Total existing residential units (E + F + G + H) =						0			

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total): **5 (AVE)**

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? Yes No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops	<input checked="" type="checkbox"/>			
	Net tradable area:	<input checked="" type="checkbox"/>			
A2	Financial and professional services	<input type="checkbox"/>	C.50	C.50	C.36
A3	Restaurants and cafes	<input checked="" type="checkbox"/>			
A4	Drinking establishments	<input checked="" type="checkbox"/>			
A5	Hot food takeaways	<input checked="" type="checkbox"/>			
B1 (a)	Office (other than A2)	<input type="checkbox"/>	C.100	C.100	C.53
B1 (b)	Research and development	<input checked="" type="checkbox"/>			
B1 (c)	Light industrial	<input checked="" type="checkbox"/>			
B2	General industrial	<input checked="" type="checkbox"/>			
B8	Storage or distribution	<input checked="" type="checkbox"/>			
C1	Hotels and halls of residence	<input checked="" type="checkbox"/>			
C2	Residential institutions	<input checked="" type="checkbox"/>			
D1	Non-residential institutions	<input checked="" type="checkbox"/>			
D2	Assembly and leisure	<input checked="" type="checkbox"/>			
OTHER		<input type="checkbox"/>			
Please Specify		<input type="checkbox"/>			
Total			150	150	89

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	<input type="checkbox"/>			
C2	Residential Institutions	<input type="checkbox"/>			
OTHER		<input type="checkbox"/>			
Please Specify		<input type="checkbox"/>			

20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees	5	0	5
Proposed employees	5	0	5

21. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
A2 + B1	0800 - 1900	0800 - 1300	-	

22. Site Area

Please state the site area in hectares (ha)

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal a waste management development? Yes No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	<input type="checkbox"/>		
Non-hazardous landfill	<input type="checkbox"/>		
Hazardous landfill	<input type="checkbox"/>		
Energy from waste incineration	<input type="checkbox"/>		
Other incineration	<input type="checkbox"/>		
Landfill gas generation plant	<input type="checkbox"/>		
Pyrolysis/gasification	<input type="checkbox"/>		
Metal recycling site	<input type="checkbox"/>		
Transfer stations	<input type="checkbox"/>		
Material recovery/recycling facilities (MRFs)	<input type="checkbox"/>		
Household civic amenity sites	<input type="checkbox"/>		
Open windrow composting	<input type="checkbox"/>		
In-vessel composting	<input type="checkbox"/>		
Anaerobic digestion	<input type="checkbox"/>		
Any combined mechanical, biological and/or thermal treatment (MBT)	<input type="checkbox"/>		
Sewage treatment works	<input type="checkbox"/>		
Other treatment	<input type="checkbox"/>		
Recycling facilities construction, demolition and excavation waste	<input type="checkbox"/>		
Storage of waste	<input type="checkbox"/>		
Other waste management	<input type="checkbox"/>		
Other developments	<input type="checkbox"/>		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

24. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? Yes No Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)	<input type="text"/>	Ethylene oxide (tonnes)	<input type="text"/>	Phosgene (tonnes)	<input type="text"/>
Ammonia (tonnes)	<input type="text"/>	Hydrogen cyanide (tonnes)	<input type="text"/>	Sulphur dioxide (tonnes)	<input type="text"/>
Bromine (tonnes)	<input type="text"/>	Liquid oxygen (tonnes)	<input type="text"/>	Flour (tonnes)	<input type="text"/>
Chlorine (tonnes)	<input type="text"/>	Liquid petroleum gas (tonnes)	<input type="text"/>	Refined white sugar (tonnes)	<input type="text"/>

Other:

Other:

Amount (tonnes):

Amount (tonnes):

25. Ownership Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form
CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which the application relates.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served
KAGAN MOSS AND COMPANY	22 THE CAUSEWAY, TEDDINGTON, MIDDLESEX TW11 0HF	23.07.2009

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

25. Ownership Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

26. Agricultural Holdings

AGRICULTURAL HOLDINGS CERTIFICATE

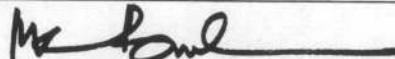
Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:

Or signed - Agent:



Date (DD/MM/YYYY):

23.07.2009

(B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

27. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form:

The correct fee:

The original and 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:

The original and 3 copies of a design and access statement:

The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):

The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:

The original and 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):

28. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

 (date cannot be pre-application)
29. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

30. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

31. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one) Agent Applicant Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name: Telephone number:

Email address: