



**Report to the
First Secretary of State**

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an Inspector appointed by the First Secretary of State

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Date: 2 April 2004

Report on Called-In Applications

by

The Council of the London Borough of Richmond-upon-Thames

for

Conservation Area Consent and Planning Permission

at

Twickenham Pool Site, The Embankment, Twickenham

Inquiry opened on 11 February 2004

Twickenham Pool Site, The Embankment, Twickenham

File Refs: APP/L5810/V/03/1128907 & APP/L5810/V/03/1128908

File Ref: APP/L5810/V/03/1128907

Twickenham Pool Site, The Embankment, Twickenham

- The application was called in for decision by the Secretary of State by a direction, made under sections 12 and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990, on 29 September 2003.
- The application is made by the Council of the London Borough of Richmond-upon-Thames.
- The application ref.03/1142/CAC, is dated 01 April 2003.
- The demolition proposed is that of the pool changing and plant rooms with the exception of the retaining wall at rear ground floor.
- The reason given for making the direction was the Secretary of State considers that the development proposals may raise issues that conflict with Government guidance for conservation areas (PPG15 – Planning and the Historic Environment).
- On the information available at the time of making the direction, the following were the matters on which the Secretary of State particularly wished to be informed for the purpose of his consideration of the application: (i) Whether the proposed development would prejudice proposals for the redevelopment of the former swimming pool site as a whole; (ii) The relationship of the proposal to government policy advice in PPG15 and in particular whether the proposal would preserve or enhance the character or appearance of the conservation area and whether demolition should be permitted in the absence of acceptable and detailed proposals for redevelopment of the site as a whole; and (iii) The relationship of the proposed development to policies in the UDP and the emerging UDP.

Summary of Recommendation: The application be approved, subject to conditions.

File Ref: APP/L5810/V/03/1128908

Twickenham Pool Site, The Embankment, Twickenham

- The application was called in for decision by the Secretary of State by a direction, made under section 77 of the Town and Country Planning Act 1990, on 29 September 2003.
- The application is made by the Council of the London Borough of Richmond-upon-Thames.
- The application ref.03/1141/FUL, is dated 01 April 2003.
- The development proposed is the demolition of 'pool building' (plant and changing rooms & entrance space); hard and soft landscaping of resultant footprint; partial clearance of poolside lido to form park and children's play area secured by fencing; steps from lower to upper areas; short-term scheme pending future redevelopment envisaged 5 year duration.
- The reason given for making the direction was the Secretary of State considers that the development proposals may raise issues that conflict with Government guidance for conservation areas (PPG15 – Planning and the Historic Environment).
- On the information available at the time of making the direction, the following were the matters on which the Secretary of State particularly wished to be informed for the purpose of his consideration of the application: (i) Whether the proposed development would prejudice proposals for the redevelopment of the former swimming pool site as a whole; (ii) The relationship of the proposal to government policy advice in PPG15 and in particular whether the proposal would preserve or enhance the character or appearance of the conservation area and whether demolition should be permitted in the absence of acceptable and detailed proposals for redevelopment of the site as a whole; and (iii) The relationship of the proposed development to policies in the UDP and the emerging UDP.

Summary of Recommendation: The application be approved, subject to conditions.

Procedural Matters

1. The Inquiry sat on 11, 12, 13, 20, 26 and 27 February 2004. I carried out accompanied site visits on the first day and the last day. I also carried out several unaccompanied visits to the area around the site, in the course of the proceedings.
2. The Council, as applicant, landowner and local planning authority, promotes the proposals. Mr C W Wren and the Twickenham Riverside Terrace Group (TRTG) oppose the proposals while The Twickenham Society Group (TSG) offers support, with reservations. There were also oral and written representations to the Inquiry, in support and opposition.
3. As I set out in opening the Inquiry I have based the reporting of the Main Parties' cases on their closing statements. Copies are attached as documents. The numbers in brackets (--), within the text of the report, cross reference to the various documents while references [-] point to previous paragraphs in the report.
4. Minor revisions have been made to the original application drawings. As agreed at the Inquiry these revisions do not prejudice the position of any of the parties. Consequently, the application for conservation area consent has been dealt with on the basis of the un-numbered location plan, drawing R 391/11/B – Site Survey, drawing No.3 – Plans and drawing No.4 – Elevations and Sections and the application for planning permission on the basis of drawings C2799/100 revision P5 – Layout Plan and Location Plan, C2799/101 revision P4 – Elevations and C2799/102 revision P6 – Sections.
5. In the light of the House of Lords judgement in Shimizu (UK) Ltd v Westminster City Council, I raised the issue of the necessity for conservation area consent. The Council made representations on this matter and I deal with the matter in my conclusions.

The Site and its Surroundings

6. The application site is part (0.128 hectares) of the former Twickenham Swimming Pool complex, made up of the main building that housed the entrance, changing facilities and plant rooms, and part of the open pool terrace. The former Pool Building is broadly symmetrical and, in terms of its architecture, has been labelled 'Art Deco'. The former pool itself, and the remainder of its terrace and other, once ancillary buildings do not form part of the application site. The pool and the main building were closed in 1980 and the site has remained unused since, save for some community uses in the ancillary buildings. One is occupied by a charitable organisation called HANDS (Help a Neighbour in Distress).
7. The complex lies between Water Lane and Wharf Lane, to the south-east of Twickenham town centre. To the south-east of the site is The Embankment that borders the River Thames with a promenade around 8 metres in depth, punctuated by low brick planters, containing trees and shrubs. The river boundary is delineated by metal railings.
8. To the north-west of the former pool runs the service road to the retail units fronting King Street. This road is relatively narrow and is accessed from Wharf Lane and the Water Lane car park. The southern side of the service road is bounded by a combination of blockwork and red-painted timber panels, above a rendered base, that enclose the swimming pool site. A series of mature trees, within the site, project above the boundary.
9. The south-western boundary of the site, fronting Wharf Lane, is marked by a wall with a concrete panel fence above. The fence is partly concealed by overhanging vegetation and mature trees, growing within the pool site. Towards the junction with The Embankment, the wall and fence give way to a boundary wall and railing contiguous with the main pool building. To the north-west, at the junction with the service road, a former access to the pool site has been boarded up.

10. From Wharf Lane, the land falls markedly towards the river. The difference between the levels of the service road and The Embankment is around 1.8 metres. This gradient is not reflected on the pool site where levels have been raised, supported by a retaining wall that runs through the pool building.
11. To the east of the site The Embankment continues for around 400 metres until it reaches a sculpture garden and the gardens of York House. The area between this point and the site is more domestic in terms of its urban grain save for the Church of St Mary, listed Grade II* (Document 11 ID5). To the east of the junction of Water Lane and The Embankment is a grassed open area. To the north of this public open space is a relatively recent development of two-storey affordable housing. To the west of the site, upstream, are the residential developments of Eyot Lodge and Thames Eyot that lie within generous grounds. The latter is a substantial, four-storey block of flats. Both are private and provide no public access to the riverside. To the south-east of the site, separated by a river channel around 45 metres wide, is Eel Pie Island. Access to the island, for pedestrians, is gained by a footbridge from The Embankment. The island is developed with a mixture of bungalows, houses and boat building and repair facilities.

The Local Policy Context

12. For the purposes of Section 54A of the Town and Country Planning Act 1990 (as amended), the development plan for the area is the Richmond-upon-Thames Unitary Development Plan (UDP), adopted in October 1996.
13. It is also relevant to consider the policies within the First Review of the Unitary Development Plan (FRUDP) that was first published in May 1999. Further 'post deposit changes' were published in December 1999 and January 2000. The Public Inquiry opened in May 2000, concluding in November 2000. The Inspector's report was received in July 2001 (Document 5 CD14), the recommendations considered by the Council in November 2001 and those agreed set out in a 'Consolidated Changes' document.
14. The modifications were not placed on deposit because the Council wished to revisit a number of issues that arose post-Inquiry. This resulted in further modifications to the FRUDP being agreed by full Council on 17 December 2002, set out in a revision to the 'Consolidated Changes' document dated 31 December 2002. These further changes have been subject to a second Inquiry, the first session of which took place in July 2003. The second session commenced in October 2003, concluding in December 2003. The Inspector's report is expected in early Spring 2004 and the report to the Council's Cabinet on the Inspector's recommendations after that. Proposed further modifications will then be published and placed on deposit for 6 weeks and representations on those modifications considered and reported to Cabinet in the Summer of 2004. A resolution to adopt the FRUDP is expected in November or December 2004 (Document 11 ID17).
15. The site and its surroundings lie within the Twickenham Riverside Conservation Area, originally designated in January 1969. Details are given in the Twickenham Riverside Conservation Area Statement (Document 5 CD12) and there is also reference in the Twickenham Riverside and Queens Road Conservation Area Study (Document 5 CD13). The swimming pool site is identified as a location that would benefit from environmental improvement. The Embankment is designated as an 'Area of Special Character' in the UDP. That designation has been changed to 'Thames Policy Area' (TPA) in the FRUDP. The promenade is designated as Metropolitan Open Land.
16. The wider local policy context is set out in paragraph 3.1 of the Statement of Common Ground (Document 4). The UDP Policies are set out in full in Document 11 ID1 and the FRUDP Policies in Document 5 CD15.

17. In general terms, UDP Policy STG2 'The Environment' seeks to protect and enhance the natural and built environment. Criterion (b) refers, of relevance, to the conservation and enhancement of areas and buildings of historic or architectural interest or special townscape value. This is repeated within criterion (b) of FRUDP Policy STG2. UDP Policy STG3 'Conservation of Resources and Pollution' notes, amongst other things, that development should be consistent with the need to conserve energy, resources and materials and to reduce pollution. This approach remains intact within FRUDP Policy STG3.
18. In more specific terms, UDP Policy ENV1 'Areas of Special Character' notes that the character, scale and quality of major open spaces, historic buildings, townscape, views and skylines of designated areas of special character such as The Embankment, will be protected by, amongst other means, (A) retaining building, landscape features and open land or water that are important to the visual and/or historic character, landscape or nature conservation interests of the area and (B) allowing changes only where this will conserve the character of the area within and adjoining the area of special character.
19. The equivalent FRUDP Policy ENV26 'Thames Policy Area' seeks to protect and enhance the special character of the Thames Policy Area and areas such as The Embankment by, of relevance, (a) protecting and enhancing views and vistas of and from the Thames and its riverside landmarks as identified in Regional Planning Guidance 3B/9B 'Strategic Planning Guidance for the River Thames' (RPG 3B/9B), of 1997, and the Proposals Map; (b) identifying and protecting the special character of individual reaches; (c) ensuring a high quality design for buildings and spaces, appropriate to the identity of the context, so that the individuality of the reaches is protected; (d) ensuring that development establishes a relationship with the river and takes full advantage of its riverside location, addressing the river as a frontage and opening up views and access to it, taking account of the changed perspective with tides; (f) encouraging development that includes a mixture of uses, including uses that enable the public to enjoy the riverside, especially at ground level in buildings fronting the riverside and preparing design briefs as appropriate, in consultation with the local community, and requiring design statements from developers for all significant developments in the TPA and all riverside sites.
20. UDP Policy ENV3 'Metropolitan Open Land' (MOL), broadly speaking, aims to keep MOL in predominantly open use. In considering development on sites adjoining MOL any possible visual impact on the character of the land will be taken into account. This approach is repeated in FRUDP Policy ENV1.
21. UDP Policy ENV5 'Public Open Space' seeks to protect and enhance the visual quality of areas of public open space through the maintenance of a high standard of design in landscaping, boundary treatment, fencing materials, play equipment and other items of furniture and by ensuring a high quality of design in development within or adjacent to it. FRUDP Policy ENV 11 'Retention and Improvement of Public Open Space' repeats this stipulation and is expanded to resist the loss of any designated public open space.
22. UDP Policy ENV10 'Protection and Enhancement of Conservation Areas' sets out how the Council aims to preserve or enhance the character and appearance of conservation areas by, of relevance, (A) retaining buildings, or parts of buildings, and trees and other features that are important to the character or appearance of the area; (B) allowing development or redevelopment where this would preserve or enhance the character or appearance of the conservation area and (E) not granting conservation area consent for demolition that would be detrimental to the character of an area unless there are detailed proposals for an acceptable replacement. FRUDP Policy BLT2 treads a broadly similar path.

23. UDP Policy ENV33 'Environmental Improvements' encourages improvements in particular locations on the Proposals Map (Document 5 CD15). The swimming pool site is so identified. FRUDP Policy BLT26 repeats the UDP Policy.
24. UDP Policy RIV1 'Protection of Special Character' requires that riverside developments should protect the environment and character of the river with use(s) acceptable in a riverside location. UDP Policy RIV3 'Increasing Public Access' sets out to increase public access to the riverside and identifies ways that this might be achieved, including extensions to public open space. FRUDP Policy ENV27 'Access to the River Thames (Including Foreshore) and the Thames Path National Trail' has much the same purpose. UDP Policy RIV4 'Encouragement of Recreational Use' promotes recreational use of the river through new facilities and extensions to existing facilities. This approach is maintained in FRUDP Policy ENV28. UDP Policy RIV8 requires that, in considering the development of riverside sites, the Council will seek uses that are functionally related to the river, add to its character, and enable the public to enjoy it.
25. The UDP also has a site-specific Proposal T1 for the swimming pool site, the car park on Water Lane and nos.1-33 King Street (Document 11 ID1). This envisages development of the whole site, in accordance with a planning brief, to secure a high-quality environment commensurate with the key riverside and town centre location. The prime objective is to provide the community with leisure uses and increased opportunity to enjoy the riverside with a pedestrian link to the town centre. The proposal indicates that housing provision should include substantial affordable units and a reasonable proportion of small units. The proposal does not, specifically, preclude a short-term solution for the site. Prior to the adoption of the UDP the Council produced a Site Brief associated with Proposal T1, giving more details on land-use, design, access and parking (Document 5 CD11).
26. The FRUDP also contains a site-specific proposal for the site called Proposal T1 (Document 5 CD16). The essential differences are the deletion of the affordable housing (following construction of the affordable units on Water Lane) and greater emphasis on small residential units. The FRUDP Proposal T1 also makes specific mention of a possible temporary use, including open space. This particular element was added in the changes agreed by Full Council in December 2002 and was the subject of specific objections considered by the Inspector as part of the second FRUDP Inquiry. (Document 5 CD17). The Inspector released part of the report dealing with the amended FRUDP Proposal T1 to enable it to be considered as part of the Call-in Inquiry (Document 11 ID2). The principle of the proposed modification was accepted but some changes were recommended.

Regional Policy Context

27. The final version of the London Plan (TLP) has recently been published, superseding Regional Planning Guidance Note 3 'Strategic Guidance for London Planning Authorities' of 1996. Though not a statutory development plan, it is a material consideration.
28. TLP identifies a Blue Ribbon Network that includes The Thames. Policy 4C.12 sets sustainable growth priorities for the Blue Ribbon Network prioritising uses that require a waterside location. For sites unsuitable for such uses, developments should capitalise on the water as an asset and enhance the network. Policy 4C.17 seeks to increase public access alongside and to the network. Policy 4C.20 requires a high quality of design for all waterside development. Policy 3D.7 protects and promotes London's network of open spaces. Policy 4C.10 requires careful consideration of the historic environment. Policies 4C.13 and 4C.16 seek to increase use of the Blue Ribbon Network for passenger and tourist traffic and sport and leisure. Policy 4C.18 encourages new facilities that foster use and enjoyment of the network (Document 11 ID18).

29. Page 116 of the Thames Landscape Strategy: Hampton to Kew, of June 1994 (Document 5 CD27), refers to Twickenham Embankment: 'Car parking, vandalised brick planters and graffiti covered seats detract from the scene. The derelict swimming baths building is out-of-scale with the rest of the waterfront and introduces a rather bleak dead-end to the Embankment. The site offers a rare opportunity to make connections to the centre of Twickenham and a potential location for expanding the surrounding civic facilities'.

The Statutory Framework and National Planning Guidance

30. As the site lies within a designated conservation area the provisions of the Planning (Listed Buildings and Conservation Areas) Act apply. Section 72(1) requires that 'in the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'.
31. Linked to this, and of direct relevance is Planning Policy Guidance Note 15 – Planning and the Historic Environment (PPG15). Conservation area control over demolition is dealt with in paragraphs 4.25 to 4.29.

Planning History

32. The Twickenham Swimming Pool site was formerly occupied by Richmond House and its grounds. The site was purchased by the (then) Twickenham Urban District Council with the assistance of a loan from the Ministry of Health, with the intention of providing for public recreation. Richmond House was demolished in 1928 and the site remained open until the construction of the pool in 1934. The swimming pool was closed in 1980 after the council decided it was uneconomic to operate. Since then there have been four separate applications relating to the site.
33. The first was submitted by Marks & Spencer Plc in 1990 (90/1213/FUL). It proposed the erection of a food store, a community centre (YMCA), nineteen self-contained flats, public open space and a pedestrian link to the existing shopping area. The proposal was called-in by the then Secretary of State and subject to a Public Inquiry in February 1991. The Inspector recommended that planning permission should be refused, a recommendation accepted by the then Secretary of State and confirmed in a letter dated 19 August 1991 (Document 5 CD10). The Inspector's report (Document 5 CD10) makes no reference to a conservation area consent application for the necessary works of demolition. Such an application was considered by the Council at the same time as the planning application for redevelopment (90/1128/CAC). The application was subsequently approved subject to a condition that the building should be retained until redevelopment of the site commenced.
34. TRTG submitted an application in March 2001, proposing the removal of the top floor of the pool building and the creation of a roof terrace (01/0540/FUL). It also proposed converting the ground floor to a tourist information centre and boat hire booking office and filling in the pool to provide a riverside park. Further details of the application were provided as a background report to the Council's Planning Committee (Document 5 CD3).
35. The Council resolved to grant planning permission, subject to conditions. As the application was considered to be a departure from UDP Proposal T1, the application was referred to the Government Office for London, who indicated that the Council could decide the application. Conditional planning permission was granted. Officers considered that as the proposal constituted partial demolition (in other words alteration) conservation area consent was unnecessary in the light of the judgement in Shimizu (UK) Ltd v Westminster City Council. An application was submitted to the Council to discharge some of the conditions (01/0540/DD01). The details were partially approved in March 2003.

36. This was followed by another TRTG application (02/3826/FUL) to build three small A3 units on the site and a pontoon in the river. The application remains under consideration.
37. An application was submitted in 2001 for the comprehensive development of the pool site and adjoining land (01/2584/FUL) (the Dawnay Day Scheme). The proposal included the demolition of the existing buildings and the construction of a new, mixed-use development including housing, A1 and A3 uses, a 3 screen cinema, health club and swimming pool, public space and environmental improvements to The Embankment, Wharf Lane and Water Lane. The proposal also included the demolition of the ground floor of no.15 King Street to create a new pedestrian link through the development to the river. The application details are expanded upon in the background document to the report to the Council's Planning Committee of 31 July 2003 (Document 5 CD3).
38. The application was reported to the (then) Development Control Committee on 28 February 2002. However, by letter dated 27 February 2002, the Secretary of State issued a holding direction and directed the Council not to grant planning permission without specific authorisation. The resolution of the Committee was, subject to the permission of the Secretary of State, to grant planning permission subject to conditions and a legal agreement. The application was referred to the Government Office for London and was recovered by the Secretary of State in a letter dated 28 May 2002. A public Inquiry was scheduled for January 2003 but was not proceeded with because the Applicant did not produce the required Environmental Impact Assessment.

The Proposals

39. The proposals involve the demolition of much of the Pool Building (including the plant rooms, changing rooms and entrance structure) and the hard and soft landscaping of the site thereafter, together with the formation of a park and children's play area secured by fencing on part of the former pool terrace. The proposal is intended to have a life-span of five years (though this may be extended), providing a temporary public facility until a comprehensive plan for the larger site and adjoining land can be formulated.
40. The lower part, adjacent to The Embankment, would contain a gently ramped hard surfaced path, interspersed with seats, low walls and planting areas. Part of the existing retaining wall, within the pool building would be kept, and reinforced with new buttresses, in order to maintain existing ground levels. There would be a gated entrance, from Wharf Lane, providing ramped access to the upper level. The remainder of the site would be enclosed by a 2.4 metre high fence that would stand on the original retaining wall to an overall height of around 5.5 metres. A 1.8 metre high mesh fence would be installed on the Wharf Lane frontage.
41. Aside from the plans, the digital images (Document 11 ID3 and ID13) give details, before and after.

Other Agreed Facts

42. The Statement of Common Ground, agreed between the Main Parties, is attached as Document 4. The Flood Risk Assessment for the scheme, prepared by Scott Wilson in April 2003, (Document 5 CD2) is agreed between the parties as are the Environmental Audit dated June 2003 (Document 5 CD2) and the Bat Hibernation Survey, dated January 2004, (Document 6 Appendix 1 to Freer PoE). The Condition Survey prepared by Dearle & Henderson dated December 2003 and the Appendices thereto (Document 6 Appendix 3 to McKeivitt PoE) and the estimated construction costs for reinstating the pool complex, also produced by Dearle & Henderson, (Document 6 Annexe 1 of Appendix 4 to McKeivitt PoE) are also agreed.

The Case for Mr C W Wren

43. The main points are that the Pool Building has intrinsic merit, makes a positive contribution to the conservation area and its re-use is feasible and viable and could trigger regeneration of the site and wider area. Its demolition would be harmful to the conservation area and could prejudice the satisfactory long-term development of the whole site. In the absence of acceptable and detailed proposals for its replacement or for the redevelopment of the site as a whole, conservation area consent for demolition should be refused.
44. The application proposals are contrary to several UDP and TLP policies particularly those concerned with preserving or enhancing the character or appearance of conservation areas, the character and use of the TPA, and with conserving resources. Planning permission should be refused.
45. It is evident that Twickenham Swimming Pool:
 - 1) was built and opened with civic pride 70 years ago and is a distinctive and handsome Art Deco building of local interest possessing qualities of restrained grandeur, repose and vitality. It is one of only a few public buildings of its period alongside the upper reaches of the tidal Thames and relates to other Art Deco buildings in Twickenham Town Centre and to Thames Eyot, immediately upstream, that is designated as a 'Building of Townscape Merit' and located in the conservation area. As a major public building, it sits at one end of The Embankment, addressing the river as a positive frontage, in juxtaposition with the Church of St Mary;
 - 2) marked a historically significant change in land-use next to the river from private residential and commercial to public recreation and leisure and was built at a time when lidos, promoting health, fitness and pleasure for the masses, were internationally fashionable, providing a valuable leisure facility and enabling more people than ever to learn to swim;
 - 3) makes a positive contribution to the character and appearance of the conservation area by virtue of its architectural quality and distinction, its relationship to the river, and its historic association with public use of the riverside for leisure and recreation;
 - 4) is robustly constructed and could be refurbished to accommodate public and river-related facilities profitably. It would help regenerate the riverside, the remainder of the site and the surrounding area leaving 56% of the site frontage open to the river and allowing the provision of substantial areas of public open space on The Embankment and around the building, extending the river influence landwards;
 - 5) is not required to be demolished by UDP Policy T1 and retention would allow the rest of the site to be redeveloped in accordance that Policy; and
 - 6) is a significant investment in resources that would be squandered by demolition.
46. Supporting evidence for retaining the Pool Building is:
 - 1) The assessment by English Heritage, dated 06 May 2003, (Document 5 CD18) that, whilst making clear that the building is not of comparable quality to listed lidos, recognises that the location of the building and its Art Deco treatment give it an appropriate 'joie de vivre' and that the façade is similar to the listed Tinside Pool in Plymouth (Document 11 ID10).
 - 2) The Ancient Monuments Society letter of 8 January 2004, the SAVE Britain's Heritage letter of 12 January 2004, and the Twentieth Century Society letter of 21 January 2003 (Document 3).

- 3) Mr A Saharge's letters of 21 January 2003 and 25 February 2004 (Document 8).
 - 4) Howard Vie's statement in broad support of the case for retention (Paragraph 59).
 - 5) 'Farewell my Lido' published by the Thirties Society (now the Twentieth Century Society) (extracts at Document 11 ID9).
 - 6) The Council's acknowledgement that Twickenham Pool was a social hub (Document 6 McKeivitt POE paras 2.1.2-2.1.4). Dearle and Henderson's reports and Donaldsons' development appraisals confirm the revenue generating potential of the building (Document 6 McKeivitt Appendix 3 and Annexe 1 of Appendix 4).
 - 7) The letter from Richmond and Twickenham Friends of the Earth dated 1 February 2004 (Document 3).
47. There is a substantial body of opinion, much of it professional and recent, that explicitly supports the case for retention. The Pool Building is in a state of semi-dereliction following years of disuse and neglect and the repeated failure of redevelopment proposals. This may not be deliberate but the state of the Pool Building has been at the root of much of the adverse criticism and appears to have clouded some appraisals.
48. Even if the pool made little or no contribution to the character or appearance of the conservation area, there are no acceptable and detailed proposals for a replacement, as required by paragraph 4.27 of PPG15. The short-term proposals are inadequate in the following respects:
- 1) The proposed fence would be an unattractive and dominant feature. It would harm the character and appearance of the conservation area and the Thames Policy Area contrary to the UDP and the TLP.
 - 2) The play area would be unrelated to the river with views out blocked by the fence. The seats at the level of The Embankment would enjoy worse views than those already available. The proposed uses, therefore, fail adequately to establish a relationship with the river, to take advantage of their riverside location, or to address the river as a frontage contrary to the UDP and TLP.
 - 3) Demolition of the pool building would destroy the possibility of adapting it to accommodate leisure or community facilities enabling the public enjoyment of the riverside, contrary to the UDP and the TLP.
 - 4) The proposal occupies only a small part of the site and would be unlikely to trigger regeneration of the surrounding area.
49. For these reasons conservation area consent and planning permission should be refused.

The Case for the Twickenham Riverside Terrace Group (TRTG)

50. In the main, the primary concern, given the original public use of the site, is the retention of significant public open space on the riverside while, by contrast, the Council's objective is to secure redevelopment, with an undefined level of public benefit.
51. The Council has not demonstrated that it accepts the UDP Inspector's recommendations with respect to 'immutable open space' (Document 11 ID2). The Council has yet to establish proper and acceptable development criteria for the site and the Policy T1 area, in the form of an 'acceptable and detailed' planning brief.

52. TRTG shares concerns about the general quality of design and materials of the Council's proposed scheme. These concerns were set out in some detail (Document 9 Consolidated Proof). The enlarged digital illustration (Document 11 ID13) raises further questions as to the quality and detail of those proposals and whether, even for a short-term scheme, they will actually enhance the conservation area.
53. The Council has argued that, as the TRTG scheme removed the first floor of the building and proposed alterations to the front elevation, TRTG cannot object to demolition. However this assertion fails to recognise that the TRTG proposal, and those prepared since and submitted to the Council, were based on concepts of re-use and sustainability. Were the scheme to be promulgated now, in the light of a renewed interest in Art Deco buildings, perhaps greater regard would be paid to the merits of the existing building and its contribution to the conservation area.
54. A partial, temporary solution would do little to lift the blight caused by the neglected Pool Building and site overall, or encourage the owner of the adjacent King Street properties to participate in the renovation of this run-down area.
55. The future preparation of a planning brief is welcomed. However, the Council's current short-term proposals do not form part of a sufficiently well defined long-term plan providing a reasonable level of certainty as to the extent of public access and use. Also, it does not set an acceptable, ultimate level of development on the site in the form of mass, scale, floor-space or basic urban design criteria.
56. TRTG is concerned that the Council's development ambitions as a landowner, rather than as a Planning Authority, have resulted in the exclusion of all but minimal 'riverside uses' from the short-term proposals.
57. The TRTG scheme has an extant planning permission that the Council could adapt and implement quickly. It provides a practical use of the whole site, and toilets, and significant public open space. The TRTG scheme was considered by the Council as representing too much of a risk in the hands of the community, but clearly these risks can be contained when in the hands of the Council.

Other Representations in Opposition to the Proposals

58. **The Twentieth Century Society** (letter 22 January 2004), **Ancient Monuments Society** (letter 8 January 2004) and **SAVE Britain's Heritage** (letter 12 January 2004) (Document 3) take a broadly common view that Twickenham Swimming Pool may not have sufficient architectural quality to warrant listed status but it makes a positive contribution to the conservation area it lies within. There is a possibility that it could be re-used and the concern at the threat of demolition is greater for the fact that there appears to be no long-term plan for the constructive re-use of the site.
59. **Mr H Vie** considers that the existing building makes a positive contribution to the conservation area, providing a backdrop to The Embankment, and should not, therefore, be demolished. The replacement proposals would have a negative impact as the blank walls and fencing would give the impression of a demolition site. The building is owned by the Council and their neglect has led to negative perceptions. If it was restored, and creatively re-used, its image would be transformed.
60. **Richmond & Twickenham Friends of the Earth** (letter 1 February 2004) (Document 3) wish to see a responsible attitude to energy usage, retaining that embodied within the existing structures, an approach supported by the UDP.

61. **Mr and Mrs G Marsh** submitted a marked up copy of a letter circulated by TRTG in August 2003 (Document 3). The view expressed is that the pool building should be used for different community groups and a pool for children and the open space maintained as a river park site.
62. **Mr R Walters** (Document 11 ID22) highlighted the problems of finding an acceptable scheme for the site that satisfies the Council, developers and the public, making a plea that a site brief be agreed between the community and the Council before it is approved.

The Case for the Council

63. The main points are that planning permission and conservation area consent should be granted. None of the evidence presented comes anywhere near justifying grounds for refusal. The proposals accord with the UDP and there are no other material considerations indicating that planning permission or conservation area consent should be refused.
64. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 is of direct relevance. In *South Lakeland District Council v. Secretary of State for the Environment* {1992} 1 All E.R. 573, (Document 6) the House of Lords held that preserving the character or appearance of a conservation area could be achieved not only by a positive contribution to preservation, but also by development which left the character or appearance of the area unharmed. Paragraph 4.20 of PPG15 refers. Applying this test, the proposals enhance, or at the very least, preserve the character and appearance of the conservation area.
65. On the specific issue of whether the proposals involve "demolition" in the now accepted meaning of that word or are limited to 'alterations' such that conservation area consent is not required, advice inserted into paragraph 4.27 of PPG15 by Appendix E of Circular 14/97, and reaffirmed in Appendix D of Circular 01/01, is crucial. In the light of The House of Lords judgment in the case of *Shimizu (United Kingdom) Ltd v. Westminster City Council* {1997} 1 All E.R. 481, this provides 'that works for the demolition of an unlisted building in a conservation area must also involve the total or substantial destruction of the building concerned. This means that many works which involve the destruction of the fabric of part only of a building will not be works of demolition and will not require conservation area consent'.
66. The Council's proposal while it re-uses the ground floor retaining wall, undoubtedly involves the almost total demolition of the Pool Building. There may be a question around whether the Pool Building is one of a complex of buildings on the site. *Gardline Shipping Limited v Secretary of State for the Environment, Transport and the Regions* {unreported 10 March 1999, CO/1863/98 per Nigel MacLeod QC} (Document 6) is relevant. The Pool Building although part of a complex, comprises a distinct building in itself. As a consequence, conservation area consent is required for its demolition.
67. TRTG mention the concept of 'public trust land'. This no longer has relevance following various repeals of provisions of the Local Government Act 1972 and furthermore the Twickenham Pool Site was never public trust land in any event (Document 11 ID11).
68. The starting point for consideration of the applications is paragraph 40 of Planning Policy Guidance Note 1 – General Policy and Principles (PPG1). There is the added element of its location within a conservation area and the proposed demolition.
69. In the context of Section 72(1), it is sufficient for the decision maker to ask whether the development would harm the area. Thus if proposed development does anything other than adversely affect the character or appearance of the area and is otherwise unobjectionable on planning grounds, there can be no planning reason for refusing to allow it to proceed.

70. The essential first issue to be considered is the contribution of the Pool Building to the character and appearance of the conservation area and whether the replacement proposals would preserve or enhance its character or appearance.

The relationship of the proposal to Government policy advice in PPG15 and in particular whether the proposal would preserve or enhance the character or appearance of the conservation area and whether demolition should be permitted in the absence of acceptable and detailed proposals for redevelopment of the site as a whole.

71. In order to assess the relationship of the call-in proposals to Government policy advice in PPG15, it is necessary to consider a number of sub-issues:

Sub Issue 1: Does the Pool Building make a positive contribution to the conservation area?

72. The overwhelming balance of professional opinion is that the Pool Building does not make a positive contribution to the character or appearance of the conservation area (Document 6 Edis PoE para. 5.1.1). There are a number of previous assessments that add weight to that conclusion.
73. The 1991 Inspector's Report (Document 5 CD10) indicates that it was common ground, at that time, that the Pool Building made no positive contribution to the area. The Inspector concluded that the Twickenham Pool Site is an integral and important component of the conservation area and views from the south, south-east and east are of great importance as is the relationship of the site to King Street, in terms of connection and permeability. He went on to label the Pool Building as 'undistinguished'. The then Secretary of State for the Environment wholly agreed with the Inspector's conclusions. The weight to be placed on the decision is not reduced by the fact that the relevant guidance at that time was contained in Circular 8/87 because the advice on demolition of unlisted buildings in conservation areas was not substantially different to that in PPG15.
74. It is also relevant to consider views expressed in the context of the 'Dawnay Day' scheme (01/2584/FUL) which like the 1991 proposal proposed demolition of all the buildings on the Twickenham Pool Site (Document 5 CD17). English Heritage objected to the proposal but not on the basis that the Pool Building should be retained and regarded the building as having 'no distinction'. The Conservation Area Advisory Group objected to the scheme but, again, not on the basis of the loss of the Pool Building. No other objections were received on the basis that the Pool Building should be retained. The proposal was called-in (Document 11 ID6) but neither the grounds for the call-in, nor the issues identified by the Secretary of State, included the loss of existing buildings on the Twickenham Pool Site.
75. Mr Wren, in objecting to the 'Dawnay Day' scheme, wrote (Document 7 Wren Appendices A1.1, p. 19, para. 11) 'the existing swimming pool building is of no great merit, looms large on The Embankment, and cuts off the rest of the site from the river'. That is plainly inconsistent with his present views.
76. The planning permission TRTG obtained in 2001 involves the demolition of the whole of the first floor resulting in the loss of nearly all the features Mr Wren now says are of interest. It would leave in place only the ground floor that, on its own, even on Mr Wren's analysis, is of little or no interest.
77. The TRTG scheme is not viable. The Council does not rely upon it as a fallback but it is right to point to that planning permission as establishing the principle of partial demolition. The First Secretary of State must be taken to have implicitly accepted the principle of partial demolition by not calling-in the 2001 application.

78. English Heritage, the Conservation Area Advisory Committee, and other amenity groups and individuals did not object on the basis of the loss of any features of historic or architectural importance to the Pool Building (Document 5 CD17). The Council Officer involved (Document 5 CD17) noted that the TRTG scheme did not meet all the requirements of UDP Proposal T1 but responded to other important aspects, namely a part removal of the unattractive Pool Building. It was considered that this alteration would improve the appearance of the conservation area. The TRTG application was referred to the First Secretary of State but there was no intervention.
79. There were 14 objections to the current, short-term scheme (Document 5 CD3) and, for the first time, one raised the loss of the building. English Heritage had no objections to the scheme noting that the building makes no particular contribution to the conservation area. The relevant local amenity groups were broadly supportive of the proposals and raised no objection based on retention of the Pool Building.
80. The FRUDP Inspector's Report (Document 11 ID2) does not support the retention of the Pool Building and concludes 'the building should not be retained in any scheme'.
81. The most recent, external assessment of Twickenham Pool Site is by an English Heritage Inspector specialising in 20th Century architecture who was consulted by the Department of Culture Media and Sport in relation to an application for spot-listing in 2003 made by Mr Wren and Mr Chappell (of TRTG). She recommended that the building should not be listed because the relevant criteria were not fulfilled and the Department agreed (Document 5 CD18). The report was informed by the Thirties Society publication 'Farewell my Lido' (1991) (Document 11 ID9). The gazetteer makes no mention of the Twickenham Pool site.
82. The objections of the Twentieth Century Society, SAVE Britain's Heritage and the Ancient Monuments Society (Document 3) are also noteworthy. First, it is clear that none of these groups has, in the context of other proposals to demolish the Pool Buildings over the last 20 years, seen fit to object. None had the benefit of seeing the Council's submissions or sought to make any contact to discuss the proposals. Nor does it appear that many of the previous views expressed about the Pool Buildings were reported to these societies. The material Mr Wren sent to these Societies (Document 11 ID8) was the same material presented to the UDP Inspector in making his 'strong plea' for retention and the UDP Inspector's conclusion on that is clear. None of these societies appear to have visited the Pool Buildings, certainly none have contacted the Council to seek access. The position of the Twentieth Century Society appears untenable given that in 1991, they published 'Farewell my Lido', (Document 11 ID9) that considered, but failed even to mention the Twickenham Pool site.
83. Thus in order for Mr Wren's plea for retention to be accepted it is necessary for the First Secretary of State to determine:
 - 1) that English Heritage has consistently, over a number of years, got it wrong in not seeking to preserve the Pool Building;
 - 2) that two previous Inspectors, one in 1991 and one this year in the context of FRUDP, were wrong in indicating that the Pool Building should not be retained;
 - 3) that the various individuals and local amenity groups who have campaigned in relation to Twickenham Riverside over the last 20 years were wrong in never seeking to object to development on the basis of the loss of the Pool Building;
 - 4) that assessments of the Twickenham Pool Site in the context of various proposals, in the UDP and FRUDP, the Thames Landscape Strategy (Document 11 CD27) and Twickenham Riverside & Queen's Road Conservation Area Study (Document 11 CD13) were wrong in not seeking to preserve the building;

- 5) that the Twentieth Century Society, SAVE Britain's Heritage, the Ancient Monuments Society, in not previously objecting to the loss of the Pool Building were negligent.
84. The Council has produced the most comprehensive assessment of the Pool Building in relation to the Twickenham Riverside Conservation Area (Document 6 Edis PoE). The Twickenham Riverside Conservation Area Character Study published in November 1998 (Document 5 CD 13) identifies negative influences within the conservation area. Under the Twickenham Riverside sub-area it states 'the major problem...is the disused pool site which has blighted the western end of the embankment and is something of an anticlimax when compared to the generally high quality of the rest of the area'; continuing 'it is therefore apparent that this part of the conservation area contains buildings and spaces of high quality, but that the enhancement of the Riverside has been hampered by the presence of the 1930s structures associated with the pool'.
85. The Thames Landscape Strategy (Document 5 CD 27) provides a detailed analysis of the area with a specific, negative reference to the Pool Building.
86. In this light, the conclusion on sub-issue 1 must be that the Pool Building does not make a positive contribution to the character and appearance of the conservation area.

Sub-Issue 2: If the Pool Building is determined to make little or no clear-cut positive contribution to the conservation area, should demolition be permitted in the absence of acceptable and detailed proposals for redevelopment of the Twickenham Pool Site as a whole?

87. There is no requirement to include the whole of the site in the short-term temporary scheme. PPG15 requires, in paragraph 4.27, that consent for demolition should not be given 'unless there are acceptable and detailed plans for any redevelopment'. The proposals bring forward a number of benefits without the remainder of the site being included (Document 6 Freer PoE para 6.11, Edis PoE para 6.4.1). Paragraph 4.27 of PPG15 must be applied to the short-term proposals without considering what might come forward in the long term.
88. The short-term proposals take in the most prominent part of the site as a whole fronting The Embankment, the River Thames and Wharf Lane. The remainder of the site would be screened by the proposals. This maximises the environmental benefit such that, in terms of any improvement to the character and appearance of the area, the inclusion of the remainder of the site would have only limited additional benefit (Document 6 Freer PoE para. 6.13, Edis PoE para. 6.4.1). Further, should for any reason the longer-term redevelopment of the site be delayed, the benefits derived from the proposals would remain.
89. In addition to the negative visual impact of the existing buildings, the site currently makes no contribution to the area in terms of community use. The retention of the Pool Building is not financially viable (Document 6 Mr McKeivitt PoE). Consequently, if retained on site, the Pool Building would continue to make no positive contribution to the community.
90. Even if the longer-term redevelopment of the site is delayed, it is preferable in both visual and community terms to bring forward and realise the benefits derived from the short-term proposals. Indeed, any potential delay in securing the comprehensive redevelopment of the site would make it all the more important that an interim use of the site is brought forward.
91. In summary, there is no reason why demolition should not be permitted in the absence of acceptable and detailed proposals for redevelopment of the Twickenham Pool Site as a whole. If the First Secretary of State agrees that the Pool Building does not make a positive contribution to the character or appearance of the conservation area, the only issue is whether the short-term proposals preserve or enhance the character or appearance of the conservation area.

Sub-issue 3: If it is determined that the Pool Building does make a clear-cut positive contribution, have the Council satisfied the 'broad criteria' in paras. 3.16-3.19 of PPG15 relating to (i) the condition of the Pool Building, (ii) the adequacy of efforts to keep it in use, and (iii) the merits of alternative proposals for the Application Site?

92. The Pool Building does not make a positive contribution to the character or appearance of the conservation area. Consequently, the only remaining consideration under paragraph 4.27 of PPG15 should be whether there are detailed and acceptable proposals for its redevelopment. The call-in proposals are both detailed and acceptable but, for the sake of completeness, the broad criteria set out in paragraphs 3.16 - 3.19 of PPG15 (referred to in paragraph 4.27 of PPG15) have been considered.
93. The condition of the Pool Building is set out (Document 6 McKeivitt Appendix 3) and agreed in the Statement of Common Ground (Document 4). Overall, the Twickenham Pool Site is in a poor condition. Although the Pool Building appears to be structurally stable the roofs, services and interior finishes of the main building all require replacement and there are doubts as to the feasibility of retaining various items of cladding to the front elevation. Further, extensive unplanned tree growth has caused a weakening of perimeter retaining walls and damage to drainage and service runs.
94. There is no statutory or regulatory requirement to provide additional swimming facilities within the Twickenham area. The 1991 Inspector (Document 5 CD10) noted that there was no argument for returning the pool to its original use and little prospect of it happening.
95. Dearle & Henderson commissioned a specialist consultancy firm (Splash International Limited) to consider the likely cost of reinstating a swimming pool. Their report (Document 6 McKeivitt Appendix 3) concluded that due to the level of dilapidation, the most cost-effective approach to reinstatement would be to install a new pool and associated plant. This was estimated at £400,000. However, this would address only those works essential to reinstate the pool itself. Dearle & Henderson undertook more detailed costings to establish the level of additional expenditure likely to be required to reinstate the buildings and the remaining site to their original uses. This identifies a total requirement of £2,580,000 (Document 6 McKeivitt Annexe 1 to Appendix 4).
96. On the potential for reinstatement and alternative use of the Pool Building, Donaldsons' report (Document 6 McKeivitt Appendix 4) appraises the feasibility and viability of reinstatement and development for alternative commercial uses, retaining the Pool Building, concluding that none would be viable. It is also relevant in this regard that a number of developers have over the last 20 years either expressed interest in or been involved in schemes for the redevelopment of the Twickenham Pool Site (Document 5 CD19). Not one has ever expressed an interest in retaining the Pool Building.
97. The TRTG scheme can be excluded from consideration because it is not viable and, in reality, does not retain sufficient of the Pool Building to make it relevant to an assessment of the broad criteria in paragraphs 3.16 to 3.19 of PPG15.
98. Mr Wren's alternative scheme, (Document 7 Wren Appendix A12.7) using land owned by Dawnay Day, misunderstands the concept of 'enabling'. It mirrors a scheme recently presented to the FRUDP Inquiry. The FRUDP Inspector concluded 'Given the apparently stable and successful nature of the business on the south side of King Street, the heart of Twickenham's shopping centre.... there is no justifiable reason to widen the boundary of the proposal area as that would be likely to render its implementation excessively costly to the point of not being viable' (Document 11 ID2). The scheme ignores the high costs for Dawnay Day of removing value generating activities from its land. In this context there is no incentive whatsoever for Dawnay Day to pursue this approach.

99. Little weight can be attached to the evidence of Mr Sarhage. He has no experience of development in the UK or understanding of conservation practice or details of any scheme beyond that sketched out in his letters (Document 8). On the one hand he suggests no primary financial interest but on the other invites the Council to transfer the Twickenham Pool Site to him at zero value in order that he can make a 17% plus profit. Mr Sarhage had not considered how Section 123 of the Local Government Act 1972 might impact on this.
100. In summary, even if it is relevant to look at paragraphs 3.16 to 3.19 of PPG15, the criteria still point to the demolition of the Pool Building.
101. Overall, on the first point identified by the First Secretary of State, the proposals are fully compliant with PPG15. The Pool Building does not make a positive contribution to the character and appearance of the conservation area. The short-term proposals would preserve or enhance the character or appearance of the conservation area. Further, nothing in PPG15 means that demolition cannot or should not be permitted in the absence of acceptable and detailed proposals for redevelopment of the entirety of the site.

Whether the proposed development would prejudice proposals for the redevelopment of the former swimming pool site as a whole

102. The proposals are intended as a short term scheme pending the comprehensive redevelopment of the whole site. The Council fully intends to redevelop the Twickenham Pool Site in the longer term, has set out a timetable for redevelopment and has allocated resources to the process. The short-term scheme is limited in scope and there will be no difficulty with its removal when redevelopment commences.
103. The T1 Proposal does not, either in the UDP or the FRUDP, propose or rely upon the retention of the Pool Building. On the contrary, demolition of the Pool Building is necessary to facilitate the redevelopment of the site. The demolition of the Pool Building at this time actually aids the longer-term redevelopment of the site by achieving the necessary first step in the redevelopment process.
104. The 1991 Inspector (Document 5 CD10) said 'I see no prospect of re-use of the baths or benefit in the retention of the building'. Further that same Inspector indicated that 'it might be better to take a long-term view, making temporary steps for temporary uses which do not preclude a satisfactory use in a satisfactory form of development at some future time'. Short-term proposals for the site are entirely consistent with the step-by-step approach advocated. The FRUDP Inspector in his recent report said 'I conclude that the building should not be retained in any scheme' (Document 11 ID2).
105. The Council commissioned Donaldsons to appraise the feasibility and commercial viability of reinstatement of the Pool Building for various alternative uses (Document 6 McKeivitt Appendix 4). One of the conclusions reached was that 'retention of the Pool Building would represent a very serious constraint on the future development potential of the site'.
106. The various amenity groups that make up TSG consider that the 'best use of the site will ultimately involve demolition of the existing buildings and sees no reason why the process of demolition should not start now' (Document 10 TSG PoE para. 1.3).
107. The elements of and timetable for determining and implementing a long-term scheme for the Twickenham Pool Site have been set out in detail (Document 6 Table 1 McKeivitt PoE). This process includes the completion of the Twickenham Challenge process, the Council's consideration of the UDP Inspector's report and modifications to T1, and the adoption of a planning brief for the site. It is a process that, realistically, will take at least 5 years.

108. Demolition of the Pool Building would be prejudicial to proposals which seek to reuse the building. The TRTG scheme was considered twice (Document 5 CD19 and CD21) and it was concluded that the proposals carried too high levels of risk. Mr Wren's proposals for using the Pool Building for public, community or river related uses are entirely speculative.
109. It may not be possible to achieve a long-term scheme within a reasonable period and the call-in proposals might become, by default, a longer term scheme. However, a plan is in place to achieve long term objectives and resources have been committed. There is strong interest from developers and confidence that objectives will be achieved. The probability of failure to secure a long-term scheme is low since the risks will be identified and managed.
110. The risk that it might not be possible to achieve a long-term scheme within 5 years, or at all, exists, but would exist irrespective of whether or not the short-term proposals were implemented.
111. There is a concern that public opinion might be a later factor for the retention of the short-term proposals. However, this is not, in reality, an impediment. It has been made clear that any long term scheme will include public open space.
112. The short-term proposal would be funded from the Council's capital programme and maintenance costs will be funded from the Council's revenue budget. It will not affect the level of 'enabling' development in the long-term scheme.
113. The implementation of the short-term proposals may create a legitimate public expectation of rights of way, use or access to the site that may prejudice a long-term scheme. However, the proposals have consistently been identified as short-term. There is a strategy to avoid the creation of permanent public rights of way or the establishment of Village Green rights so as to ensure that the short-term proposals would not prejudice the implementation of a wider redevelopment of the whole site, however long that takes.
114. The call-in proposals would not, therefore, prejudice proposals for the subsequent long term redevelopment of the Twickenham Swimming Pool Site as a whole.

The relationship of the proposed development to policies in the UDP and those in the FRUDP

115. The Pool Building does not make a positive contribution to the character or appearance of the conservation area and its demolition would not be detrimental to the area. The short term proposals will preserve or enhance the character and appearance of the conservation area. As such the proposals comply with UDP Policy ENV10 and FRUDP Policy BLT2.
116. The short term proposals provide for public open space on a site that, at present, provides none. This will enhance The Embankment as an existing and important area of open space close to Twickenham town centre that benefits from a riverside setting. Accordingly there is compliance with UDP Policy ENV5 and FRUDP Policy ENV11.
117. In terms of the riverside location, the proposals comply with UDP Policy RIV1 in that they improve the environment and character of the river and propose uses appropriate to a riverside location and UDP Policy RIV3 and FRUDP Policy ENV27 in that they increase public access to the riverside. The requirements of UDP Policy RIV4 and FRUDP Policy ENV28 are satisfied in that the proposals encourage the recreational use of the River Thames and the riverside by both providing new facilities and extensions to existing ones. In terms of UDP Policy RIV8, the use of the site for open space is clearly related to the river as an extension to its recreational use and value. The extension and improvement of facilities in this location would increase public enjoyment of this part of the riverside, not least because the Twickenham Pool Site has no beneficial use at present.

118. Given the Council's stance on the improvement the proposals would bring to the conservation area it follows that the proposals would also improve the 'Area of Special Character', in line with UDP Policy ENV1 and FRUDP Policy ENV26 and UDP Policy ENV33 and the equivalent FRUDP Policy BLT26.
119. Proposal T1, both in the UDP and the FRUDP, envisages the comprehensive redevelopment of the whole site. Nonetheless, the short-term proposals accord with some of its main objectives. The reasoned justification for Proposal T1 directs emphasis towards the river and the short-term proposals accord with this requirement. The short-term proposals would provide leisure activities for the community. While this is limited, by necessity, to a children's play area and seating, these facilities accord with the objective of Proposal T1 by bringing the site into beneficial community use. The other prime objective of Proposal T1 is to provide increased opportunities to enjoy the riverside. By providing additional facilities close to the river, the proposals would achieve this aim. Furthermore the most important aspect of Modification D/T1/2 was to introduce expressly into T1 the possibility of a scheme of temporary uses for the Twickenham Pool site.
120. In summary, the call-in proposals are fully in accordance with the relevant Development Plan and emerging Development Plan policies, as well as regional policy.
121. In concluding overall, granting planning permission and conservation area consent for the short-term scheme would have four principal benefits:
- 1) The removal of a building that is almost universally accepted as a negative influence on the character and appearance of the conservation area and the riverside.
 - 2) The provision of a carefully designed area of landscaped open space that provides environmental benefits, enhancing (or at the very least preserving) the character and appearance of the conservation area.
 - 3) Bringing the most prominent parts of the Twickenham Pool Site into beneficial use, providing public open space and a playground on a site that has been disused for many years, in a way that increases the enjoyment of the riverside.
 - 4) Ending years of blight and beginning the step by step process of redevelopment of the whole of the Twickenham Pool Site.
122. This is a scheme that, albeit temporary, does nothing but provide public benefits. The proposals are in compliance with all relevant local, regional and national planning policies. Furthermore, the proposals achieve these benefits without prejudicing any long-term plans.

The Case for the Twickenham Society Group (TSG)

123. The main points are that TSG, representing amenity societies and community groups from all parts of Twickenham, supports the Council's scheme because it believes that demolition of the pool building is a recognisable and positive first step towards enhancement of the site. The Council's assertion that the building has not been allowed to become derelict deliberately is correct but the people of Twickenham are thoroughly fed up with the lack of action in relation to the site.
124. There are reservations, including the issues raised in the proposed conditions (Document 11 ID7) and the scale, quality and details of the design. These are presented constructively and the community will retain its interest and scrutiny and will repeat its support for public open space, public amenities and river related activity, bearing in mind what has been said about the requirement for enabling development. TSG's aims, to fight blight, to be constructive, to demand quality and to consider the implications for the short, medium and long-term, will continue.

Other Representations in Support

125. **Mr I Tyson** addressed the Inquiry in support of the proposals on the basis that constructive use of the site would remove the air of neglect and dereliction that attracts vagrants and associated anti-social behaviour. The support was qualified on the basis that whatever comes forward, it must be supported by more effective policing. (Document 11 ID4). **Ms F Hammerton** noted that this problem has been present for many years.
126. **Ms E Warboys**, Twickenham Town Centre Manager submitted a letter dated 5 February 2004 (Document 3). It confirms that The Twickenham Town Centre Management Board supports the proposals and believes they would be a great benefit to the local community. The Board requests that favourable decisions are made as soon as possible so that work can begin on clearing an area that is not only an eyesore but a contributor to the town's problems with anti-social behaviour.
127. **Ms N Hanafi**, a student at Richmond-upon-Thames College, supports the position of TSG but suggests that the open area should include a skate-park, there being little or nothing to occupy young people in the area (Document 11 ID21).

Conditions

128. Draft lists of conditions were submitted by the Council and TSG (Document 11 ID7).
129. In terms of the application for conservation area consent, a commencement condition is necessary. Condition 2, as suggested by the Council, is of concern. Its purpose is to ensure a relatively seamless progression between demolition and replacement. That complies with advice in PPG15 and Section 17(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
130. However, the Council's suggestion is lacking in two respects. First of all, the reference to 'any development or part thereof for which planning permission has been granted' is not site or scheme specific. As a consequence, demolition could take place so long as a Contract had been made for any development, anywhere, with the benefit of planning permission. That is clearly unacceptable. Secondly, even if the condition was amended to make it site and scheme specific the reference to 'or part thereof' would allow demolition to take place even if a Contract had been made for some insignificant element of the overall scheme. Again, that must be unacceptable. Condition 2 would need to be amended to refer to the implementation of the scheme granted planning permission or any other planning permission granted in respect of the site, requiring the demolition of the subject building.
131. As the scheme is of a short-term the Council suggests, first of all, a five year temporary planning permission. That is clearly necessary though I have amended the wording to accord better with Model Condition 41 from Circular 11/95. Suggested Condition 2 requires submission of samples for all hard surfacing and new walls. Such a condition would be necessary given the sensitive nature of the site, in a conservation area. Again, the wording should be amended to accord with Model Condition 64 from the Circular. Suggested Condition 3 requires details to be submitted of any buttressing that might be required to the retaining wall. This is necessary in order to ensure the modified appearance of the wall sits comfortably within its context. Again I have modified the suggested wording to accord with Model Condition 64 of the Circular.
132. Suggested Conditions 4 and 5 require the submission of details of hard and soft landscaping, its implementation and maintenance. These are broadly acceptable though again, I suggest minor changes to better accord with advice in Circular 11/95.

133. TSG suggest that Condition 4 includes a reference to signage. In response, the Council point out that any signs would be permitted development under the Town and Country Planning (General Permitted Development) Order 1995. If this condition was included any further signs from those approved in the original scheme would require a separate grant of planning permission. The Circular advises that permitted development rights should only be removed in exceptional circumstances. I do not regard the circumstances as exceptional and, therefore, do not propose the inclusion of a reference to signage.
134. Draft Condition 6 relates to the protection of existing trees within the site in the course of works. This is a necessary precaution but I have amended the condition suggested to include a reference to British Standard 5837.
135. Draft Condition 7 seeks to ensure that walls within the site are stabilised in the interests of public safety and the conservation area. It is necessary but I suggest minor amendments to that put forward.
136. The TSG submission on conditions is focussed on two main aspects. The first relates to the level of public consultation on the conditions. The Council operate a system where the submission of details, as required by a condition, is treated as a separate planning application and consulted upon. Moreover, because the conditions would be submitted in the name of the Council itself, Officers have no delegated authority to deal with them and discharge can only come from Members. This seems to me sufficiently transparent as a process to obviate the need for any direct reference to the level of consultation.
137. The second main strand relates to the management of the works and the public space. The Council operates a 'Considerate Contractor' scheme. As the works would be undertaken by a Contractor, on behalf of the Council, it is reasonable to expect the Contract to relate to this scheme and to ensure that the works are carried out in a way that does not unduly disturb local residents and businesses and the free passage of emergency, road and pedestrian traffic. Conditions, that the Council would police, would merely replicate this process and would be unnecessary. Conditions that would limit the use of the public space would be unenforceable because the remedy for any unauthorised use would be for the Council to serve a breach of condition notice on itself. This is a matter best left to normal law enforcement. TSG have also referred to conditions on archaeology. These are unnecessary because the works do not go significantly further underground than the existing building. For the same reason, there is no need for a condition to address potential contamination of the land.
138. References, in conditions, to public conveniences and a café that may or may not come forward at a future date, would not accord with the Circular because they do not relate to the development to be permitted. As with the comments on signage there is no exceptional circumstance I can envisage to justify withholding permitted development rights conferred by the Town and Country (General Permitted Development) Order 1995 for the erection of walls and fences. A condition is suggested to cover re-use and salvage of materials to be removed. Given the stipulation of UDP Policy STG2 this is a valid point but one I would expect to be addressed in the terms of the building Contract.
139. TRTG have also suggested conditions (Document 9 Streamman Summary Proof). However, these relate to matters that concern the long-term solution for the whole site and are, therefore, outside the scope of the short-term proposals.
140. A list of my suggested conditions, in the event that conservation area consent and planning permission are granted, is attached as Annex 1 to this report.

Conclusions

141. Before analysing the issues upon which the First Secretary of State particularly wished to be informed for the purpose of his consideration of the application, it is necessary to deal with the question of whether conservation area consent is required in the light of the House of Lords judgement in Shimizu (UK) Ltd v Westminster City Council, advice in Circular 01/01 and PPG15.
142. While it leaves other buildings on the wider site intact, the proposal involves the total destruction of the existing Pool Building, a distinct entity in itself, save for a retaining wall at ground floor level. Advice in Appendix D to Circular 01/01 is that in order for works to be defined as demolition, total or substantial destruction of the building concerned must be involved. The level of removal proposed is more than sufficient to qualify as 'substantial'. Conservation area consent is therefore required [64-66].
143. In dealing with the matters on which the Secretary of State particularly wished to be informed, it is more logical to deal with the conservation area issue first, followed by the impact on the long-term development of the site as a whole. The conclusions on these issues flow into the Policy aspects that I deal with last of all.
- The relationship of the proposal to government policy advice in PPG15 and in particular whether the proposal would preserve or enhance the character or appearance of the conservation area and whether demolition should be permitted in the absence of acceptable and detailed proposals for redevelopment of the site as a whole.*
144. The first point to be addressed in this process is the contribution of the existing building to the character and appearance of the conservation area. There is a divergence of opinion on the merits of the building. The Council presents evidence that the building is negative in its effect on the character and appearance of the conservation area [72-86]. Mr Wren, and others, present the opposite view [45-47] [58-59]. Criticisms concentrate on whether the building has any particular architectural or historic interest, its scale and its dereliction.
145. The building has been labelled 'Art Deco' [6]. The fenestration, particularly the windows on the central element with 'zig-zag' transoms, the parapet brickwork, the banded base, the railings and the axial plan form are all redolent of this architectural style. However, these features are, as the English Heritage listing report (Document 5 CD18) points out, 'skin deep' in that they are applied, as a stylistic convention, to what is a very simple building. As 'Farewell my Lido' (Document 11 ID9) points out, lidos, and the motivation behind their provision, are sociologically interesting.
146. Paragraph 6.12 of PPG15 notes that the approach to listing 20th Century buildings is to identify key exemplars of a building type. The Tinside Lido at Plymouth (Document 11 ID10) falls into this classification and is duly included on the Statutory List. Although it shares some features, the Twickenham Pool building is not, in the view of English Heritage, of comparable interest. On the basis of the evidence before the Inquiry I agree with that assessment but it does not necessarily follow that the building must be a negative influence on the character and appearance of the conservation area as a result. Having said that, there is nothing in its architecture or history that can be said to contribute positively.
147. The building is greater in scale than the more domestic pattern of development to the north-east of the site [11]. Its symmetry, and its massing, particularly the strong statement of its central feature, tend to exaggerate the disparity. However, the urban grain to the north-east of the site is not uniform, but is interspersed with larger buildings (Document 6 Edis Appendix 12), for example the Church of St Mary, listed Grade II* (Document 11 ID15) [11]. Despite its scale, the Church is a positive influence on the conservation area.

148. Also, to the south-west of the site is Thames Eyot, a residential block even larger in scale than the Pool Building. It too exhibits 'Art Deco' detailing, particularly in its service towers, and is designated by the Council as a 'Building of Townscape Merit', based on a range of criteria (Document 11 ID19) [11]. Its scale is softened by generous grounds and the degree of separation from the smaller buildings to the north-east, but, it remains a significant edifice.
149. In the context of the presence of these larger buildings, the scale of the Pool Building is not harmful to the character or appearance of the conservation area but, on the other hand, there is nothing identifiably positive about it either.
150. The Pool Building has been unused for a significant period. Though structurally sound, (Document 5 McKeivitt Appendix 3) it has been severely vandalised, blighting The Embankment as an open space. The lack of lawful activity in the Pool Building leads to a desolate, intimidating atmosphere [84-85] and it is hardly surprising that the area has become a haunt for anti-social elements. [125].
151. The air of dereliction surrounding the former Pool Building is a major negative influence on the character and appearance of this part of the conservation area but it must be questioned whether it can be correct to judge a building as a negative influence on a conservation area on the basis of dereliction alone. Otherwise, any building owner could secure consent for demolition and redevelopment through neglect. Mr Wren, TRTG and others [43, 45, 57-59] argue that it may be possible, with a return to its original use or a new use, to reverse the effects of dereliction, without the need for demolition.
152. It is important, therefore, to examine whether this is a realistic prospect. Significant investment would be required to facilitate re-use as a lido [95]. The absence of any significant interest in such a re-use suggests that the level of investment required, in relation to the potential income that could be derived, renders the prospect highly unlikely. Other schemes, for example those put forward by TRTG and alternative visions presented by Mr Wren and Mr Saharge have come forward, but the Council doubts their viability [96-99]. No convincing financial evidence was presented to the Inquiry to suggest that the obvious reluctance of the Council to proceed with any of these options is misplaced. On this basis it is correct to conclude that the Pool Building is effectively redundant. The dereliction that flows from redundancy means that it has a harmful effect on the character and appearance of the conservation area.
153. Taking all these points together, it is clear that even if dereliction could be reversed, the Pool Building would make little or no contribution to the character or appearance of the conservation area. In its current derelict state, the Pool Building is a negative influence on the conservation area. Paragraph 4.27 of PPG15 sets out that, in either scenario, whether consent should be granted for demolition rests on the presence, or otherwise, of acceptable and detailed plans for any redevelopment.
154. The optimum solution, in conservation area terms, would be a permanent redevelopment of the whole site, but there are no details or timetable available of how and when this might take place. The Council argues that paragraph 4.27 of PPG15, in its reference to 'acceptable and detailed plans for any redevelopment', places no onus upon them to deal with the site as a whole, nor does it rule out a short-term solution for part of the site [87]. That analysis is, in my view, accurate.
155. The correct approach to the short-term scheme, that includes demolition of the pool building, but covers only part of the overall site, is to determine whether, having regard to Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and PPG15, it preserves or enhances the character or appearance of the conservation area.

156. The short-term scheme substitutes public open space for the existing pool building, with a children's playground on part of the former pool terrace. The remainder of the overall site, including the former pool and the remainder of its terrace and the buildings to the north-east, would remain relatively untouched. The interior of the site, exposed by the removal of the pool building, would be screened off to The Embankment by a new fence erected on top of the existing retaining wall, currently within the building [39-41]. This would remove much of the sense of dereliction.
157. While the playground may be somewhat introverted, public access to parts of the site would create a riverside destination and more pedestrian activity on The Embankment. This would alleviate, to a degree, the existing sense of desolation. I do not consider that removing the Pool Building would not lead to an unsatisfactory gap site, screened by fencing [48, 52]. While part of the site would remain closed off, the overall sense of space, and the separation of built form from the river, would continue an existing characteristic exhibited by the grounds of Thames Eyot, the public open space to the south-east of the affordable housing on Water Lane, the sculpture park further north-east along the promenade and the gardens of York House [11]. The creation of additional open space would, therefore, respond positively to the riverside context. The detailed design of the buttressing, fences, seating and hard and soft landscaping would be important. However, the necessary high standard of design could be secured through the imposition of suitable conditions [128-140, Annex 1].
158. In summary, although they do not encompass the entirety of the swimming pool site, the short-term proposals, including demolition of the Pool Building, would accord with the requirements of Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Paragraph 4.27 of PPG15 in that they would enhance the character and appearance of the conservation area.

Whether the proposed development would prejudice proposals for the redevelopment of the former swimming pool site as a whole.

159. The Council intends to pursue, in the long-term, a redevelopment of the whole site. The Council has no intention of including the existing pool building within this redevelopment [102] and the FRUDP Inspector has agreed with this approach (Document 11 ID2).
160. If the open space provided by the short-term scheme remained in place for a significant time, then the public might become attached to it, emotionally and in terms of public rights of access [113]. That may lead to resistance to its loss when any long-term redevelopment nears implementation. However, the Council has been transparent about its intentions and the eventual redevelopment of the whole site should not be prejudiced by a short-term provision of open space that enhances the area in the meantime.
161. Funding of the short-term scheme will need to be recouped and this may affect the level of 'enabling' development in the long-term scheme. However, it was confirmed that the funding necessary for the short-term scheme, and its maintenance, has been allocated in the Council's capital programme and there is no requirement to gain a return [112]. In this context the long-term scheme should not be prejudiced. In any event, an effective ceiling on the eventual level of 'enabling' development will be imposed by the location of the site in a conservation area.
162. Without the Pool Building, the TRTG scheme, Mr Wren's and Mr Saharge's suggestions would not be realisable. However, the viability of all these alternatives is questionable [96-99]. Although the proposal is prejudicial to these plans, this is of little significance given the Council's long-term intentions for the site.

163. If the short-term scheme is implemented on the basis that the substitution of the Pool Building by public open space enhances the character and appearance of the conservation area, this may have implications for the long-term redevelopment of the whole site. The long-term scheme, when it eventually comes forward, will itself have to preserve or enhance the character or appearance of the conservation area. However, this is a matter for the designers of the long-term scheme to address. Rather than prejudice any long-term scheme, the short-term scheme, if implemented, would merely influence its eventual form.
164. I therefore consider that the proposed, short-term development would not prejudice proposals for the redevelopment of the former swimming pool site as a whole.

The relationship of the proposed development to policies in the UDP and the emerging UDP.

165. In my view, the short-term proposals enhance the character and appearance of the conservation area and, as a consequence, there is compliance with UDP Policy ENV10 and FRUDP Policy BLT2 [22]. It must follow that the proposals would accord with UDP Policy ENV1 and FRUDP Policy ENV26 [18-19], UDP Policy ENV33 and the equivalent FRUDP Policy BLT26 [23], and UDP Policy STG2 and FRUDP Policy STG2 [17]. The proposal would provide new public open space. This would enhance The Embankment as an area of open space close to Twickenham town centre that benefits from a riverside setting. As such the short-term proposal would comply with UDP Policy ENV5 and FRUDP Policy ENV11 [21]. The proposals would provide for recreation and increase the level of public access to the riverside. As such the requirements of UDP Policies RIV1 and RIV3 and FRUDP Policy ENV27 [24] are met. The provision of a destination on The Embankment would increase enjoyment and encourage the recreational use of the River Thames in accordance with UDP Policy RIV4 and FRUDP Policy ENV28 and UDP Policy RIV8 [24].
166. UDP Proposal T1 envisages the redevelopment of the entire site [25]. The short-term scheme does not. However, the short-term proposals accord with some of its main objectives, notably the provision of public open space as a beneficial community use, linked to the riverside. In any event, UDP Proposal T1 has been largely overtaken by the equivalent FRUDP Proposal T1 [26]. Modification D/T1/2 introduces the potential for a scheme of temporary uses for the Twickenham Pool site. The FRUDP Inspector has recommended acceptance of the proposed modification (Document 11 ID2). The short-term scheme accords, therefore, with the modified FRUDP Proposal T1.
167. UDP Policy STG3 'Conservation of Resources and Pollution' and FRUDP Policy STG3 (17) seek to conserve energy, resources and materials and to reduce pollution. Objectors argue that this approach weighs against demolition [45-46 60]. If it is accepted that demolition would bring environmental improvements, there is a tension but, in my view, the enhancement of the conservation area carries more weight.
168. Regional Policies in the TLP [28] follow much the same path as those in the UDP and FRUDP. Given that the short-term proposals comply with these policies, they must also comply with Policies 4C.12, 4C.17, 4C.20, 3D.7, 4C.10, 4C.13, 4C.16 and 4C.18 (Document 11 ID18). The short-term proposals also address the concerns of the Thames Landscape Strategy: Hampton to Kew, of June 1994 [29] (Document 5 CD27).
169. The proposals accord, therefore, with the relevant UDP and FRUDP policies, and regional guidance.

Overall Conclusion

170. The proposals would enhance the character and appearance of the conservation area, not prejudice long-term redevelopment of the site and accord with the UDP and the FRUDP.

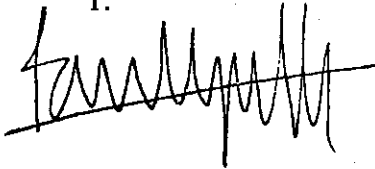
Recommendation

File Ref: V/03/1128907

171.I recommend that conservation area consent is granted, subject to the conditions listed in Annex 1.

File Ref: V/03/1128908

172.I recommend that planning permission is granted, subject to the conditions listed in Annex 1.

A handwritten signature in black ink, appearing to be 'S. M. Smith', written over a horizontal line.

INSPECTOR

APPEARANCES

FOR THE COUNCIL

Mr J Maurici of Counsel

Instructed by LB Richmond-upon-Thames

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Mr T McKevitt

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Team Leader (Appeals & Enforcement)
Joint Development Manager PFI/PPP

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Student, Richmond-upon-Thames College

DOCUMENTS

| | |
|-------------|---|
| Document 1 | Lists of persons present at the Inquiry |
| Document 2 | Councils notification details |
| Document 3 | Representations on Document 2 (including those put in at the Inquiry) |
| Document 4 | Statement of Common Ground |
| Document 5 | Council's Core Documents (CD1 – CD36) |
| Document 6 | Council's Proofs, Appendices & Closing |
| Document 7 | Mr Wren's Proofs, Appendices & Closing |
| Document 8 | Mr Saharge's correspondence |
| Document 9 | TRTG Proofs, Appendices & Closing |
| Document 10 | TSG Proofs, Appendices & Closing |
| Document 11 | Inquiry Documents |
| | ID1 Extracts from UDP |
| | ID2 Inspectors Report on FRUDP T1 |
| | ID3 Digital Images |
| | ID4 Letter on Vagrants (Tyson) |
| | ID5 Cross Examination Bundle |
| | ID6 Call-in Letter (Dawnay Day) |
| | ID7 Draft Lists of Conditions |
| | ID8 Mr Wren's letters to Amenity Socs. |
| | ID9 Extracts from 'Farewell my Lido' |
| | ID10 List Entry/Photo of 'Tinside Lido' |
| | ID11 Letter on Public Trust Land (Perry) |
| | ID12 Press Notice on FRUDP T1 |
| | ID13 Buttressing Image |
| | ID14 IHBC Material |
| | ID15 List Entry Church of St Mary |
| | ID16 Tampkin FRIBA App. |
| | ID17 Note re FRUDP |
| | ID18 Extracts from TLP |
| | ID19 Criteria for BTMs |
| | ID20 Donaldson's Letter |
| | ID21 Ms N Hanafi's Submission |
| | ID22 Mr Walter's Closing Remarks |

PLANS

The Application for Conservation Area Consent (V/03/1128907)

| | | |
|--------|--------------|-----------------------|
| Plan A | Un-numbered | Location Plan |
| Plan B | R 391/11/B | Site Survey |
| Plan C | Drawing No.3 | Plans |
| Plan D | Drawing No.4 | Elevations & Sections |

The Application for Planning Permission (V/03/1128908)

| | | |
|--------|-----------------------|-------------------------------|
| Plan E | C2799/100 revision P5 | Layout Plan and Location Plan |
| Plan F | C2799/101 revision P4 | Elevations |
| Plan G | C2799/102 revision P6 | Sections |

Annex 1 – Suggested Conditions

Conservation Area Consent - APP/L5810/V/03/1128907 (03/1142/CAC)

- 1) The works hereby authorised shall be begun not later than 5 years from the date of this consent.
- 2) The works of demolition hereby authorised shall not be carried out before a contract for the carrying out of the development for which planning permission has been granted under reference 03/1141/FUL or any other planning permission granted in respect of the site, requiring demolition of the subject building, has been made.

Planning Permission - APP/L5810/V/03/1128908 (03/1141/FUL)

- 1) The use hereby permitted shall be discontinued and the works removed, five years from the date of this permission, in accordance with details which shall first have been submitted to and approved in writing by the local planning authority.
- 2) No development shall take place until samples of the materials to be used in the construction of the hard surfaces and walls (new and repaired) of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
- 3) No development shall take place until details of the design and external finish of any buttressing to the retaining wall have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
- 4) No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include lighting, gates, seats, bins, fencing, plant and tree species, plant and tree sizes, and planting densities. The approved scheme shall be implemented within twelve months of the commencement of the new use.
- 5) Any tree or shrub planted as part of the approved scheme, that within the lifespan of the scheme, dies, is removed or becomes seriously damaged or diseased shall be replaced in the next planting season with another of similar size and species.
- 6) No development shall take place until a schedule of landscape maintenance covering the lifespan of the scheme, including initial implementation, has been submitted to and approved in writing by the local planning authority. Development and subsequent maintenance shall be carried out as approved.
- 7) Prior to any equipment, machinery or materials being brought on to the site, details of the measures to protect, during demolition and construction, the trees to be retained, including fencing to accord with BS5837, shall be submitted to and approved in writing by the local planning authority and implemented in accordance with that approval. No activities associated with building operations (including storage of materials and temporary structures) shall take place within the areas so protected. No fire shall be lit within 10 metres of the outside of the crown spread of trees to be retained. The protective measures shall be retained in accordance with the approved scheme for the duration of the works.
- 8) Measures to ensure the stability of all walls within the site shall be provided for the duration of the building works in accordance with details which shall first have been submitted to and approved in writing by the local planning authority.