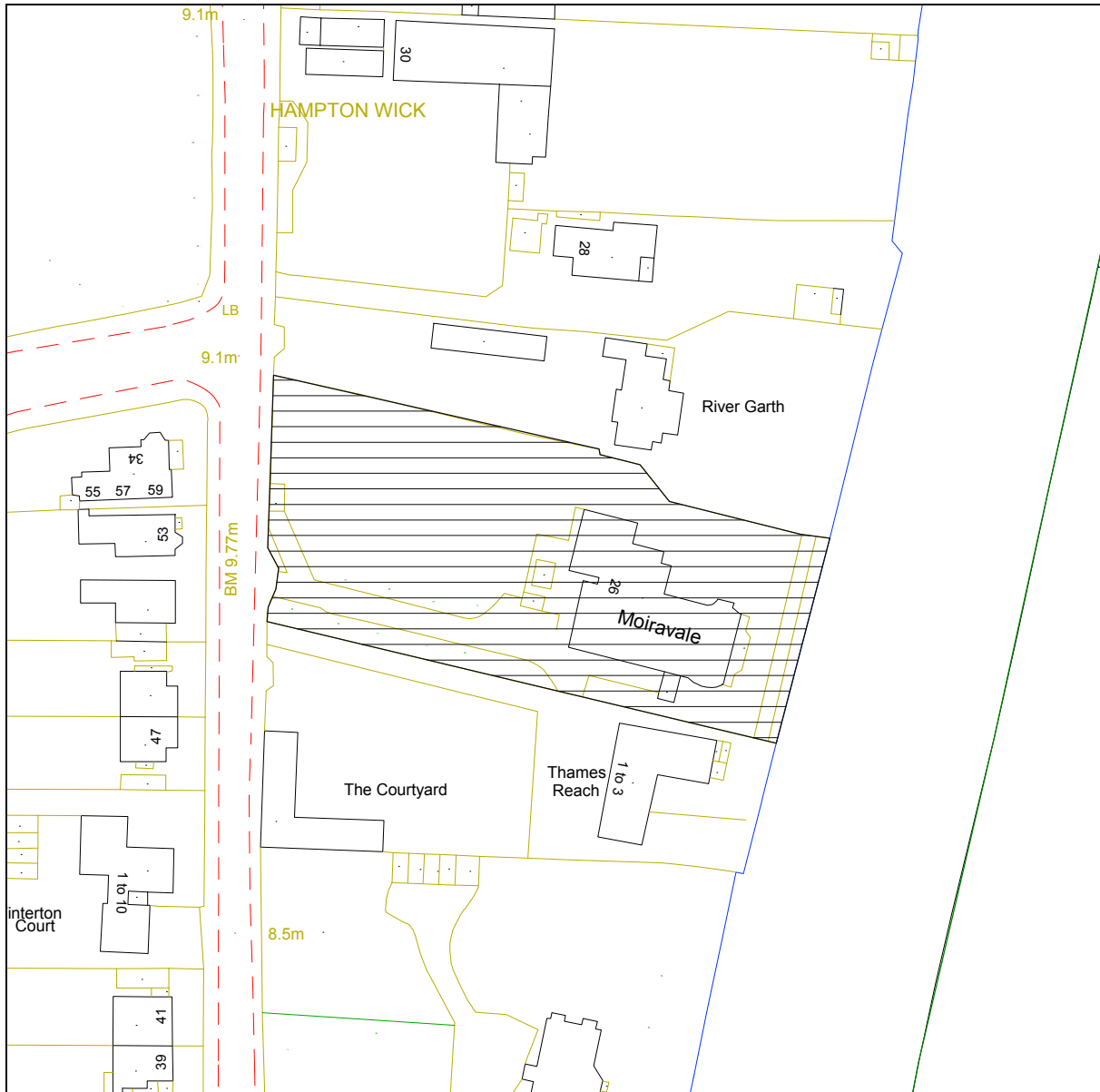


**02/2009/FUL
26 LOWER TEDDINGTON ROAD
HAMPTON WICK**

**HAMPTON WICK WARD
Contact Officer:
L Thatcher**



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Proposal: Change of use of former care home, conversion and extension to provide ten flats, the erection of three terraced houses, and provision of off-street parking, cycle parking, refuse store and landscape gardens

Applicant: AKH Associates for Angloid 4 Limited

Application received: 9 July 2002

Consultations:

ADV, Site Notice

1-3 Thames Reach, River Garth, flats 1-5 The Grove, The Courtyard, Grove Cottage, 28, 30, 47-59 (odd), flats A-C 49, flats A-D 51, flats A-B 53, 57A, 1-10 Winterton Court Lower Teddington Road 34 Seymour Road Hampton

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Barclays Bank Trust Limited
The Hampton Wick Association
Salisbury Jones Planning Dept

Main development plan policies:

UDP ENV 1, 3, 7, 8, 10, 13, 19, 22, 23, 24, 41, 42 and 43, HSG 4, 11, 13, 14, 17 and 18, HEP 6 and 9, RIV 1, 3, 12, 13 and 14, STG 2, TRN 22; UDP - First Review BLT 2, 4, 7, 8, 9, 11, 14, 15 and 16, CCE 5 and 8, ENV 1, 5, 9, 26, 27, 32, 33 and 34, HSG 4, 11, 13, 14, 17 and 18, STG 2, TRN 4; CA 18; BTM; Area of Special Character; Bushy Park and Hampton Wick Archaeological Priority Area; Green Chain; MOL; Area of Public Open Space Deficiency

Present use: Vacant, however, was previously a care home between 1949 and 1998

Site and proposal: The site, Moiravale, is a large detached property with the Thames abutting its east boundary. The building is designated a BTM within Hampton Wick Conservation Area (CA18). There are four trees abutting the driveway (The Avenue) that are protected under Tree Preservation Orders (TPOs). The site is also within an Area of Special Character, Bushy Park and Hampton Wick Archaeological Priority Area, Green Chain, Metropolitan Open Land (MOL), and within an area of Public Open Space Deficiency. River Garth, a large detached single family dwelling, is to the north of the site, and Thames Reach (three residential units) and The Courtyard to the south.

The site has been vacant since 1998, and there have been a number of unsuccessful planning applications since then. Subsequently, the building and grounds are in a poor state of repair.

The proposal is for the change of use and extension of the former care home to provide ten flats (six three bedroom, three two bedroom and one one bedroom) and the erection of three terraced houses (two one bedroom and one two bedroom) at the front of the site. The scheme also incorporates off street parking, cycle parking, refuse store and landscape gardens. The proposal should be considered in conjunction with a Section 106 Agreement securing a financial contribution for £24,452 towards the infrastructure costs of providing school places for four primary and one secondary pupils, and a public river walkway on the eastern boundary if and when the adjoining sites (Thames Reach and River Garth) provide a public river walkway. In September amendments were received, with alterations to the number of units, the design and size of 'the orangery', design amendments to the main building, and alterations to the access/entrance. These went out for amended consultation. In November one of the two bedroom units in 'the orangery' was amended to a one bedroom unit. This did not go out for further consultation.

The history of the site since 1991 is: -

- In 1991 permission was GRANTED for the provision of six car parking spaces and one turning head (ref: 91/1872/FUL)
- In 1999 permission was REFUSED and DISMISSED at appeal for the demolition of the old house on the site and the site's redevelopment with four pairs of three storey villas and associated extension works (ref: 99/2167/FUL)
- In 2000 permission was REFUSED and DISMISSED at appeal for the demolition of the old house and the site's redevelopment to provide four pairs of three storey villas and associated external works, (ref: 00/0427/FUL)
- In 2000 an application was WITHDRAWN for the change of use, refurbishment, extension and new build to existing detached house to provide 15 new dwelling units (ref: 01/1692/FUL)
- In 2000 an application was WITHDRAWN for the change of use, refurbishment, extension and new build to the existing detached period house currently vacant, to provide 14 new dwelling units (revision of 00/1692/FUL) (ref: 99/2820/FUL)
- In 2001 permission was REFUSED for the construction of two additional dwellings and the change of use, refurbishment and extension of existing building (class C2) to provide 12 residential units (ref: 01/0258/FUL)

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Public and other representations: Nine letters were received from the original notification objecting on the following grounds:-

1. Planning history.
2. Over development and density too high.
3. Orangery is too high and would be visible over the boundary wall.
4. Mass, scale, width and prominence of the extension.
5. Overbearing impact.
6. Unsympathetic development, harming the character and appearance of the road, site and river.
7. The design of the extension is too symmetrical.
8. The turret is an alien feature.
9. The dormer windows are out of character.
10. Unneighbourly and loss of privacy from the turret, balconies and position of windows.
11. Lack of riverside amenities.
12. Erode the existing spaciousness and green space of the site.
13. Pressure to remove existing landscaping.
14. Scheme should make provision of planting and maintenance of semi-mature trees.
15. Need improvements to the boundary hedge.
16. Lack of parking provision and the consequential impact on surrounding roads.
17. Overshadowing, overlooking, and noise and disturbance.
18. Traffic and highway implications.
19. Noise and disturbance.
20. Misleading and incorrect plans.

Councillor Arbour objects on the grounds of unneighbourliness and overlooking.

Reconsultation: Four letters were received from the amended notification, raising the following objections:-

1. Loss of employment use.
2. Planning history.
3. Over-development - too many units at 'the orangery'.
4. Orangery would be visible over the wall.
5. Design - overly symmetrical.
6. Harmful to character of Hampton Wick Conservation Area and Moiravale.
7. Turret is alien and unneighbourly.
8. Loss of privacy.
9. Shadowing.
10. Lowering of the ground level for 'the orangery' would harm the protected trees.
11. Potential harm to the existing landscaping.
12. Pressure to remove boundary vegetation.
13. Traffic implications.
14. Insufficient car parking.
15. A two-lane drive can only be achieved by removing a Chestnut tree.
16. Misleading and incorrect plans/artistic images.

Tree Officer - This scheme is acceptable in principal although there are concerns regarding the proposed new parking bays and re-surfacing of the existing driveway. However, if planning consent is conditioned appropriately, and the site is rigorously monitored/supervised, the proposed development should not cause any damage to the preserved Horse Chestnut trees.

Education - There is a projected shortage of school places in the Local Planning Area 2 - Hampton Wick and Teddington, and therefore this development would add to the problem, and an education contribution is required. The calculated pupil yield of primary and secondary age children from the

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development is four primary and one secondary pupils. The infrastructure cost of providing school places for this number of children is £4,592 per primary and £6,084 per secondary child (total £24,452).

Highways - Satisfied with entrance improvements. The size of the parking bays should not be less than 2.4m by 5m, with a minimum of 6m between the parallel parking bays.

English Heritage (Archaeology) - It is not necessary for archaeological fieldwork to be undertaken prior to the determination, however, the archaeological position should be reserved by attaching a relevant condition.

English Heritage (Planning) This case can be determined in accordance with Government Guidance in PPG15, development plan policies, and with the benefit of local conservation advice. We do not, therefore, wish to make any representation. Where there are material changes to the plans and drawings, we would like to be notified.

Environment Agency - The site is partially in the 1947 and modeled 1 in 100 year floodplain of the River Thames. The 1 in 100 year floor water level at this site is estimated at 7.05m above Ordnance Datum (Newlyn). The applicants have submitted a flood risk assessment that demonstrates that safe dry access and flood plain compensation can be achieved for the loss in flood plain to defend the building in a 1 in 100-year flood event. Therefore the Agency has no objection, but asks that Environment Agency conditions are imposed.

Thames Water Utilities - With respect to sewerage we have no objection. However, regarding water, Thames Water apparatus could be affected, therefore, prior to any work commencing the applicant must contact this Company's Customer Field Services.

Royal Borough of Kingston upon Thames has no objection.

Professional comments:

Residential use

The current use of the property is as a care home, however, this has been vacant since 1998. Previous planning decisions have not raised objections over the change of the use of the site, therefore it would be unreasonable to object to the loss of this facility in this application. Furthermore policies HSG 4, HSG 11, HSG 13 and HSG 14 give priority to the provision of additional self-contained housing in residential areas and conversions, such as this site, provided the site is a suitable size, the scheme does not affect the character of the area, it is not unneighbourly, the access and parking is acceptable, the scheme provides desirable accommodation, and the proposal does not have a harmful effect on the landscaping.

Whilst the scheme does propose a large number of units, these have been accommodated in a modestly sized 'orangery' and a large, but acceptable, extension to the building. The design of such is sensitive and compatible, and will not harm the character, appearance and setting of this BTM and conservation area. The proposed accommodation is also desirable, as it provides a suitable mix of one, two and three bed flats/houses, all of which are self-contained. There are a total of three one bedroom units, which also meets the 25% quota of 'small units' outlined in policy HSG11. The scheme incorporates an acceptable number of on-site parking spaces and incorporates enhanced landscaping both at the front and rear of the site, and on the north and south boundaries, the latter of which will only improve the site's landscape quality. Whilst the proposal does not incorporate individual gardens for the three bed units, this is not a fundamental shortfall in response to the extensive communal gardens available. The scheme also makes provision for disabled people, with a lift in the main building and a ramp within the garden. On the basis of the above, the scheme is compliant with policies STG 4, HSG 11 and ENV 27.

Design

This part of the conservation area, as described in the conservation area statement, is characterised by the grander scale of Italianate and Gothic 19th Century villas, typically two/three stories in height, set in their own grounds with large gardens running down to the river.

The alterations to the main house include a new west wing that is 24m in width and approximately 8m-10.5m in depth. This will also involve demolishing existing unsympathetic additions off the west elevation. The proposed extension to the main house is large, and will change the overall scale and mass of the existing property, however, the extension will provide an important new focus for the property and replace the existing unattractive west aspect. Whilst the west wing will bring about a radical change to the relationship of the house to its setting this is not unacceptable. The extension also has an acceptable layout and scale for this site, whereby it retains sufficient space from the boundaries, and retains the views from the road to the river and the Surrey Bank. Furthermore, in response to the extension being approximately 33m from the Thames, the extension will not appear a dominant form of development when viewed from the river, or erode the spacious quality of the site. Subsequently the proposal will not represent overdevelopment or a cramped form of development.

(It is appreciated that the Planning Inspectorate dismissed a previous application (ref: 00/0427/FUL) on the grounds of appearing cramped, however, scheme 00/0427/FUL was only 4m from the south boundary (in comparison to the proposed 7m in this scheme) and 3.3m-8.2m from the northern boundary (in comparison of the proposed 7m-13m in this scheme).

The west extension does project 9.5m in front of the original building line of River Garth and 21.5m in front of Thames Reach, however, the space between these properties (9-10m) and the distance between the extension and Lower Teddington Road (39m), will ensure an acceptable relationship with the adjacent properties and prevent the scheme appearing unduly prominent.

In response to the extension and alterations to the main house being sensitively designed, whereby it respects, reinforces and complements the original character and appearance of the villa, proposes the same style of windows in timber frames, follows the eave line, ridge height and roof design of the original property, retains the attractive porch/pergola on the south elevation, removes the unattractive conservatory on the east elevation, proposes a well designed verandah, balconies and bay windows, and incorporates a high standard of detailing, the scheme will only enhance the visual appearance and character of this currently run down building. Whilst the turret will be a new feature for this site, it is not uncommon for Italianate riverside villas, such as this building, and therefore its inclusion will not appear incongruous in the context of the style and period of this building. The materials proposed include natural clay slate, timber frames windows, and rendered walls to match the existing, which will ensure visual compatibility. However, I recommend that this is secured by a condition. I also recommend a condition requesting more detailed drawings on the joinery for the balconies on the river frontage, the eaves, doors, and windows.

The Courtyard, adjacent to the site, abuts the boundary with Lower Teddington Road, and therefore is part of the streetscene. 'the orangery' incorporates three terraced houses (20m in length, 4.6m to eaves height and 7.2m to ridge height) and is proposed 1.8m from the front boundary wall and 2-3m from River Garth's boundary. In response to the location of The Courtyard, the siting of 'the orangery' would not appear incongruous in the streetscene. 'the orangery' would be visible from Lower Teddington Road, however, it will not appear unduly prominent or harm the character and appearance of the conservation area in response to the lowering the ground level by 0.8m, the building being 1.8m from the front boundary, the eaves height only protruding 0.6m above the wall, and the ridge being 6.5m from the boundary. The design detailing is also satisfactory, with dormer windows being a modest size. I do however recommend the appropriate condition for materials to be approved. The Conservation Officer is also satisfied with the location and design of 'the orangery'.

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In summary, I consider that this scheme has been sensitively designed, whereby it maximizes the use of the site in a manner that will not harm the character and appearance of this BTM or conservation area, and will improve the existing unattractive west and east elevation of the building. The scheme is therefore compliant with the relevant design policies.

Residential amenity

With respect to the relationship between the site and River Garth, in response to the west elevation being approximately 7m from the northern boundary, not encroaching within 45° from the south-western corner of River Garth, and the rear elevation of the west wing not extending beyond the rear elevation of River Garth, the extension will not appear overbearing or visually intrusive for the adjacent occupants. With respect to privacy, in response to the west wing being 19-20m from the front single storey extension at River Garth, and the most western window on the north elevation of the extension being 'blind', the scheme will not allow undue overlooking. Similarly, the distance between River Garth and 'the orangery' (26m-44m), the size and depth of River Garth's front garden, and the enhanced planting proposed on the northern boundary will prevent "the orangery" causing undue overlooking to River Garth. The scheme may allow some common overlooking between the windows, balconies and the turret on the site and River Garth's garden, however, the landscaping on the northern boundary, which will be enhanced, and the distance from the balconies and turret to the adjacent garden (7.5-15.5m), will prevent the level of potential overlooking being unacceptable.

There is a kitchen door on the south elevation of River Garth and bathroom and bedroom windows on the first floor of its south elevation. In response to the distance between the new west wing and River Garth's south elevation (9.5m-10m) these windows being secondary windows, whereby the rooms are dual facing with principal windows on the front and rear elevation, and the west wing not encroaching within 45° of the most southern window of River Garth's west elevation, the scheme will not cause unacceptable loss of sunlight and daylight to River Garth.

The only alteration between the relationship with Moiravale and Thames Reach is the west wing extension that will extend 21.5m in front of Thames Reach. Whilst this is not ideal, it will not be unacceptable in response to the distance between these properties (10m) and the physical layout and characteristic of the Thames Reach, whereby it is in essence a backland development, and should therefore expect developments in front of its building line. This opinion is supported by the Planning Inspectorate, who stated in application 00/0427/FUL (development of four houses, two of which were 35m in front of Thames Reach) that the adjoining properties would not experience unreasonable visual intrusion. With respect to privacy, whilst there are bedroom and living room windows proposed on the south elevation of Moiravale, only 8m-10m from living room and bedroom windows on the north elevation of Thames Reach, this relationship will also not be materially worse than when Moiravale was occupied as a care home, as this would also have had a number of habitable rooms on the south elevation.

The scheme will also not raise unacceptable privacy implications for the occupants of The Courtyard in response to the new west wing being proposed some 30m from the rear elevation. Similarly, in response to 'the orangery' only incorporating Velux roof lights at first floor level on the west roof slope, the scheme will not raise overlooking implications to the occupants opposite the site at Nos 53-59 Lower Teddington Road.

In summary, the scheme has an acceptable physical relationship with adjoining sites, and will not represent an unneighbourly form of development, compliant with policies ENV 23, ENV 24, BLT15 and BLT16.

Impact on the Green Chain, Metropolitan Open Land, and Thames Special Policy Area

In response to the west wing being approximately 23m from the MOL and Green Chain boundary and the proposal not extending into the MOL, the scheme will conserve the openness and spacious character of the MOL and Green Chain, in accordance with policies STG 2 and ENV 1.

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The provisions of policy ENV 26 require new developments to protect and enhance Areas of Special Character and individual Reaches, to be of a high standard of design, and have an acceptable relationship with the river. The existing river elevation of the main building is in a poor condition, with an unpleasant conservatory. The scheme will only improve this important river elevation and waterfront setting, whereby the conservatory is removed, and replaced with an attractive verandah, balustrades and detailing. The west wing will provide a new aspect from the Thames, however, its design is of a high standard, and will visually integrate well. Whilst the turret is a new feature for this part of the river, its inclusion will not appear alien, as there are such design features along the Thames within the Borough, for example, at St. James School in Twickenham. The scheme also forms an acceptable physical relationship with the river, with a seating area on the bank and a towing path the full width of the site. Finally, the applicants have informed us that they are willing to enter into a Section 106 Agreement to provide a public riverside walk when the adjoining sites provide such access. Such an Agreement is in line with policies RIV 3, ENV 5, ENV 26 and ENV 27 that encourage developments that provide an extension to existing riverside footpaths and walking in Green Chains.

Flooding and conservation

The Environment Agency is satisfied with the flood risk assessment and therefore has no objection to the scheme with respect to such an issue, however, it recommends a relevant condition if the application is approved. The scheme therefore accords with policies ENV 33 and ENV 34.

The proposed development is within the 8m buffer zone along the river. To compensate for this and ensure that the scheme maintains the character of the watercourse and provides undisturbed refuges for wildlife using the river corridor, as sought by policies ENV 1 and ENV 32, a condition is recommended requiring additional native planting adjacent to the river, a landscaping management plan and the buffer zone to be protected with fencing or a native hedge. The landscaping scheme should also make provisions for bird nesting and roosting sites where possible to protect and improve the ecological value of the site. The Environment Agency supports this.

Trees and landscaping

There are four Tree Preservation Orders on the site, located along The Avenue. Policies ENV 8, ENV 9, ENV 22, BLT 14 and HSG 11 require trees to be protected and retained, and encourage additional trees to be planted. The proposal involves removing a small tree on the site's north-west boundary, however, this does not provide a major contribution to the character and appearance of the streetscene, and accordingly I do not object to its removal.

All four TPO trees are to be retained. The Borough's Arboriculturalist has confirmed that he is not concerned about the lowering of the ground level for 'the orangery' by approximately 1m, and subject to appropriate conditions regarding protective fencing, construction methods and access, and the monitoring and supervision of construction, the proposed development should not cause any damage to the preserved Horse Chestnut trees.

The gardens within the site are currently over grown and in a poor condition. The scheme proposes both appropriate soft and hard landscaping, incorporating large and small lawns, grass embankments, landscape areas, and enhanced planting on the north and south boundaries, the last of which is necessary in response to natural thinning that has occurred. I do however, recommend to the Committee, if they are minded to approve the scheme, to secure a soft and hard landscaping condition and landscape management plan on the proposal to gain further details and ensure this is appropriate and a high quality, in accordance with policy BLT 14.

Traffic and parking

The site currently has a 3m high wall on the boundary with Lower Teddington Road, which curves into the site. The height of the wall at the site's entrance is by no means ideal and provides very limited visibility. The scheme proposes to reduce the wall at the site entrance to only 0.5m in height

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with railings on top. This will improve the safety at this junction of the site with Lower Teddington Road and ensure the necessary visibility splays.

Policy TRN 4 applies maximum parking standards to all developments, and encourages parking provision for residential developments within Controlled Parking Zones, significantly below the standards. The standards recommend a maximum of one on-site space for units with one to three bedrooms. The scheme incorporates three one bed units, four two bed units, and six three bedroom units, and therefore should provide a maximum of 13 spaces. The scheme provides 11, and therefore is compliant with policy TRN 4. Policy TRN 4 applies minimum cycle parking standards, with one space necessary for units up to three bedrooms. The scheme incorporates a cycle storage facility, however to ensure that this is suitably located and is of an appropriate size and design, I recommend a condition that requires a scheme for bicycles storage to be submitted and approved in writing by the Local Planning Authority prior to development.

With respect to additional traffic volume from the scheme, I do not foresee the change of use of a care home to 13 residential units will create an unacceptable additional traffic volume to the detriment of surrounding residential amenities.

Education

Policies HSG 18 and CCE 8 require new development, where necessary, to provide contributions commensurate with the scale of the development, including contributions towards education. The site is within an area with a projected shortage of school places, and therefore an education contribution is necessary to ensure that the development does not add to this problem. This contribution is calculated to be £24,452. The applicant is willing to enter into a Section 106 Agreement to provide such a contribution.

Archaeology

English Heritage has confirmed that it is not necessary for any archaeological fieldwork to be conducted prior to the determination of this scheme, however, it recommends a condition for the implementation of a programme of archaeological works (by a qualified investigating body) that should be submitted to and approved by the Local Planning Authority prior to commencement of development. The development should take place in accordance with the detailed scheme. Such a condition will ensure that the archaeology on this site is safeguarded, in accordance with policies STG 2 and BLT 7 and 9.

In conclusion, the proposal maximises the use of the site, however, it achieves this with a sensitively designed scheme that takes into account both the design requirements for this building, site and area, and the necessity to ensure that the amenities of adjacent residents are not unduly harmed.

I therefore recommend **that the Committee decide whether to authorise the completion of a Section 106 Agreement to secure the provisions as set out in the above report and subject thereto authorise the Development Control Manager to grant planning permission under delegated powers subject to the conditions and informatives set out below.**

Standard conditions:

- BD04 - Details to specified scale - '1: 20' 'on the joinery for the balconies, the eaves, doors, windows and box sashes'
- BD13A - Materials to match existing and be approved
- DS01 - Wheelchair housing
- DV02A - Boundary / fencing
- DV15 - Windows obscure glazed and non-openable - 'first floor' 'en-suite on the south and north elevation'
- DV17A - Dustbin enclosure required
- GD03A - Restriction on alterations/extensions - protect adjacent occupiers

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- GD10A - Restriction on outbuildings - amenity/appearance
- LA11A - Landscaping required hard and soft (including details of river walkway)
- LA03A - Existing trees which are to be retained
- LA30 - Landscape works - implementation
- LB10 - Painted timber joinery
- PK01A - Details required - parking / turning space
- PK04 - Spaces for specified uses
- PK06A - Cycle parking

Non-standard conditions

- NS01 - No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme for investigation which has been submitted by the applicant and approved by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme pursuant to this condition. The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the Local Planning Authority. REASON: To safeguard any archaeological interest of the site.
- NS02 - Compensatory flood storage works shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Planning Authority before the development commences. REASON: To alleviate the increased risk of flooding that would otherwise be caused by a reduction in flood storage capacity.
- NS03 - A buffer zone 8m wide alongside the watercourse shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences. REASON: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.
- NS04 - No development approved by this permission shall be commenced until a planting scheme for the site has been approved in writing by the Local Planning Authority. The approved scheme shall be carried out in accordance with a programme for planting and maintenance related to stages of completion of the development. REASON: To protect, restore or replace the natural features of importance within or adjoining the watercourse.
- NS05 - A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscaped areas, other than small, privately owned, domestic gardens shall be submitted to and approved in writing by the Local Planning Authority before the development commences. The landscape management plan shall be carried out as approved. REASON: To protect/conservate the natural features and character of the area.
- NS06 - All work in relation to the construction of the internal access road, parking spaces, and cycle and refuse storage shall be carried out in accordance with a Method Statement to be submitted to and approved in writing by the Local Planning Authority prior to the construction of the development. REASON: To safeguard the trees of amenity value on the site.
- NS07 - No equipment, machinery or materials are to be brought on the site for the purposes of the development until a scheme for protective fencing has been submitted to and approved in writing by the Local Planning Authority, and all trees to be retained are protected in accordance with this approved scheme during the construction of the development. REASON: To ensure that the trees are not damaged or otherwise adversely affected by building operations and soil compaction.
- NS08 - Prior to the commencement of the development hereby approved, a scheme showing the access onto and in the site for construction vehicles shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved scheme. REASON: To ensure that the trees are not damaged or otherwise adversely affected by construction vehicles.

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Standard informatives:

- IH06 - Damage to public highway
- IL10 - Building regulations
- IL12 - Approved drawing Nos - 'A4550/10, A4550/11 and A4550/12 received on 9th July 2002; 4550/01 received on 1 August 2002; A4550/21(A); A4550/23(A); A4550/24(A); A4550/26(A); 4550/27(A); A4550/31(A) and 4550/32 received on 23 September 2002; 4550/20(B); A4550/25(B) and A4550/33 received on 1st November 2002; and 4550/30(B) received on 25 November 2002'
- IL13 - Section 106 Agreement
- IL16 - Relevant policies and proposals - ENV 1, 3, 7, 8, 10, 13, 19, 22, 23, 24, 41, 42 and 43, HSG 4, 11, 13, 14, 17 and 18, HEP 6 and 9, RIV 1, 3, 12, 13 and 14, STG 2, TRN 22' 'BLT 2, 4, 7, 8, 9, 11, 14, 15 and 16, CCE 5 and 8, ENV 1, 5, 9, 26, 27, 32, 33 and 34, HSG 4, 11, 13, 14, 17 and 18, STG 2, TRN 4'
- IM08 - Cycle parking
- IT06 - Nature conservation.

Non-standard informatives:-

- NI01 - The development of this site is likely to damage archaeological remains. The applicant should therefore submit detailed proposals in the form of an archaeological project design. The design should be in accordance with appropriate English Heritage guidelines.
- NI02 - Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8m of the brink of the River Thames main river. Contact Brian Ellwood on 01276 454343 for further details.
- NI03 - Prior to any work commencing, the Applicant must contact Thames Water Customer's Field Services at Rose Kilin Court, Reading (Tel: 0645 200800) for advice regarding exact location of any water mains in the vicinity.
- NI04 - The applicant is advised to refer to the details outlined in English Heritage's letter dated 11 November 2002, and the Environment Agency's letter dated 14 November 2002.

Background papers:

Applications, forms, drawings, plans, design statement and flood risk assessment

Letters of representation

Application forms, drawings and decision notices for previous applications (refs: 99/2167/OUT; 00/0427/FUL; 01/1692/S192; 99/2820/FUL; 01/0258/FUL)
