

Application for Planning Permission and listed building consent for alterations,
extension or demolition of a listed building.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

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

1. Applicant Name, Address and Contact Details

Title: First name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number:

Mobile number:

Fax number:

Email address:

Are you an agent acting on behalf of the applicant? Yes No

2. Agent Name, Address and Contact Details

Title: First Name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number:

Mobile number:

Fax number:

Email address:

3. Description of Proposed Works

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

Demolition of existing Toilet Block and external Stairway serving the First Floor Function Room - replacing with an Entrance Lobby. Reconstruction of existing single-storey Larder with a Disabled Toilet and introduction of glazed doors to the rear of the Ground Floor area beneath Function Room. Internal alterations to provide new Commercial Kitchen and Toilets in place of Function Room and an enclosed Trade Area beneath at Ground Floor, linking through into existing Kitchen and Office areas to provide additional Trade Area. New internal Staircase to access the new Toilets at First Floor. Proposal to also include 2 nr Air Conditioning Units, Ventilation/Extraction System to Kitchen and replacement timber Entrance Gates.

Has the development or work(s) already started? Yes No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House:	<input type="text" value="39"/>	Suffix:	<input type="text"/>
House name:	<input type="text" value="FOX PH"/>		
Street address:	<input type="text" value="CHURCH STREET"/>		
Town/City:	<input type="text" value="TWICKENHAM"/>		
County:	<input type="text"/>		
Postcode:	<input type="text" value="TW1 3NR"/>		

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

Easting:	<input type="text" value="516353"/>
Northing:	<input type="text" value="173290"/>

Description:

Traditional attached Grade II Listed Public House consisting of three storeys. Three windows wide - the centre bay being blind - flush frames and one dormer. Slate roof with stucco walls.

5. Pre-application Advice

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

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

Officer name:	<input type="text"/>				
Title:	<input type="text" value="Mrs"/>	First name:	<input type="text" value="Nicolette"/>	Surname:	<input type="text" value="Duckham"/>
Reference:	<input type="text" value="Conservation Officer"/>				
Date (DD/MM/YYYY):	<input type="text" value="01/02/2011"/>	(Must be pre-application submission)			

Details of the pre-application advice received:

Site visit / inspection dated 1st February 2011/ Email dated 10th March 2011
Nicolette Duckham, Conservation Officer
The proposals were reviewed following the previous submission (10/2559) and in principle it was agreed that the Front Entrance Lobby should, in particular, be constructed primarily of architectural glazing and to minimise any structural components and be of a simple design. All other vertical glazing and doors should be similar and in respect of the two Carriageways, the glazing should be set back including the proposed internal access stairway serving the First Floor Toilets.

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

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

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

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

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

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

7. Waste Storage and Collection

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

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

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you? Yes No

9. Demolition

Does the proposal include total or partial demolition of a listed building? Yes No

Which of the following does the proposal involve?

- a) Total demolition of the listed building Yes No
- b) Demolition of a building within the curtilage of the listed building Yes No
- c) Demolition of a part of the listed building Yes No

What is the total volume of the listed building? m³
0000

What is the volume of the part to be demolished? m³
00

What was the date (approximately) of the erection of the part to be removed?

Month: Year: (Date must be pre-application submission)

Please describe the building or part of the building you are proposing to demolish:

Existing Ladies and Gents Toilet Block and external Stairway over providing access to existing First Floor Function Room and partial demolition and reconstruction of single-storey Larder to the rear providing new Disabled Toilet.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

To significantly improve the appearance of the front elevation and the current street scene. Additionally these alterations will enhance the current poor conditions of the public facilities and catering arrangements.

10. Listed building alterations

Do the proposed works include alterations to a listed building? Yes No

If Yes, will there be works to the interior of the building? Yes No

Will there be works to the exterior of the building? Yes No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? Yes No

Will there be stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)? Yes No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

State references for these plan(s)/drawing(s):

Drawing Nr 10.03.07E - Proposed Ground, First & Second Floors
Drawing Nr 10.03.05 - Existing Ground, First & Second Floors
Drawing Nr 10.03.06C - Existing & Proposed Elevations
Drawing Nr 10.03.09A - Proposed Extraction / Ventilation System

11. Listed Building Grading

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)? Don't know Grade I Grade II* Grade II

Is it an ecclesiastical building? Don't know Yes No

12. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building? Yes No

13. Vehicle Parking

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

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

14. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

14. Materials (continued)

External walls - add description

Description of *existing* materials and finishes:

London Yellow Stock Bricks

Description of *proposed* materials and finishes:

Reclaimed London Yellow Stock Bricks with brick soldier course arches over window openings to match existing Architectural Glazing construction of Front Entrance Lobby

Roof covering- add description

Description of *existing* materials and finishes:

Slate Tiles
Clay Peg Tiles

Description of *proposed* materials and finishes:

Marley 'Eternit' Slates to pitched roofs or similar as approved by Local Authority to new Disabled Toilet. Roof to Front Entrance to be formed with architectural glazing.

Windows - add description

Description of *existing* materials and finishes:

Combination of Timber framed side casement hung and double hung sash windows

Description of *proposed* materials and finishes:

Timber framed windows to match existing styles - double hung sash window

External doors - add description

Description of *existing* materials and finishes:

Timber doors

Description of *proposed* materials and finishes:

Timber 6-panelled door to Disabled Toilet. Architectural glazed doors with powder coated metal framing to Front Entrance Lobby and Rear Folding Doors.

Internal walls - add description

Description of *existing* materials and finishes:

Combination of plastered surfaces and natural finished painted brickwork

Description of *proposed* materials and finishes:

Additional Ground Floor Trade Area
As existing natural finished painted brickwork
First Floor Toilets
Combination of plastered, painted and tiled walls
First Floor Kitchen
Combination of plastered, painted walls and pre-finished coated panels with sealed joints to Environmental Health standards

Internal doors - add description

Description of *existing* materials and finishes:

Existing painted and stained timber panelled doors

Description of *proposed* materials and finishes:

As existing but with painted flush internal doors for Kitchen and Toilets at First Floor

Rainwater goods - add description

Description of *existing* materials and finishes:

Combination of cast iron and PVCu gutters and downpipes

Description of *proposed* materials and finishes:

Black painted C.I. Gutters and Downpipes to match existing, all fixed to Manufacturer's instructions.

Others - add description

Other

Description of *existing* materials and finishes:

White painted softwood

Description of *proposed* materials and finishes:

White painted softwood to match existing

Are you supplying additional information on submitted drawings or plans?

Yes No

If Yes, please state plan(s)/drawing(s) references:

Drawing Nr 10.03.07E - Proposed Ground, First & Second Floors
Drawing Nr 10.03.05 - Existing Ground, First & Second Floors
Drawing Nr 10.03.06C - Existing & Proposed Elevations

15. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer Package treatment plant Unknown
Septic tank Cess pit

Other

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

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

Drawing Nr 10.03.07E

16. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) Yes No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

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

Will the proposal increase the flood risk elsewhere? Yes No

How will surface water be disposed of?

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

17. Biodiversity and Geological Conservation

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

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

a) Protected and priority species

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

b) Designated sites, important habitats or other biodiversity features

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

c) Features of geological conservation importance

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

18. Existing Use

Please describe the current use of the site:

Existing public house

Is the site currently vacant? Yes No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? Yes No

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

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

19. Trees and Hedges

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

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

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

20. Trade Effluent

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

21. Residential Units

Does your proposal include the gain or loss of residential units?

Yes No

22. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes No

23. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

24. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

25. Site Area

What is the site area?

328

sq.metres

26. Industrial or Commercial Processes and Machinery

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

n/a

Is the proposal for a waste management development?

Yes No

27. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes No

28. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent The applicant Other person

29. Certificates (Certificate A)

Certificate Of Ownership - Certificate A Certificate under Article 12 – Town and Country Planning (Development Management Procedure) (England) Order 2010 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

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

Title: First name: Surname:

Person role: Declaration date: Declaration made

29. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

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

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

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: First Name: Surname:

Person role: Declaration date: Declaration Made

30. Declaration

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



Date

14/03/2011