



PLANNING REPORT

Printed for officer by
Mrs Helen Donnelly on 1 February
2011

Application reference: 10/0013/DD01
HAMPTON WARD

Date application received	Date made valid	Target report date	8 Week date
14.01.2011	31.01.2011	28.03.2011	28.03.2011

Site:

Railway Bell, 127 Station Road, Hampton, TW12 2AL

Proposal:

Details pursuant to conditions U31958 (boundary treatment), PK06A (cycle parking), DV18A (refuse arrangements), LT09 (hard/soft landscaping), U31423 (car club membership)

Please can this be changed - this has never been the Railway Bell.

Status: Pending Consideration (If status = HOLD please check that all is OK before you proceed any further with this application)

APPLICANT NAME

2nd Floor
31a Salisbury Square
Old Hatfield
Herts AL9 5AF

AGENT NAME

DC Site Notice: printed on and posted on and due to expire on

Consultations:

Internal/External:

Consultee

LBRUT Transport
14D Urban D

Expiry Date

15.02.2011

Neighbours:

History: Development Management, Appeals, Building Control, Enforcements:

Development Management

Status: WNA

Date: 22/05/2002

Application: 02/0770

Proposed Extension To Coachhouse And Garages To Provide Ancilliary Accommodation To Hotel.

Development Management

Status: REF

Date: 16/09/2002

Application: 02/1811

Proposed Change Of Use Of Coach House And Garages At Rear To Provide Ancilliary Hotel Accommodation, Including First Floor And Ground Floor Extensions.

Development Management

Status: GTD

Date: 28/04/2003

Application: 02/1811/DD01

Details Pursuant To Condition 2 (materials) Of Appeal Decision

Development Management

Status: REF

Date: 07/10/2005

Application: 05/1709/COU

Change of use of ground floor from en-suite bedrooms to a conference suite and function room

Development Management
Status: GTD
Date: 28/03/2008

Application: 08/0383/FUL
Erection of timber frame structure with polycarbonate roof to rear of property

Development Management
Status: GTD
Date: 19/07/2010

Application: 10/0013/FUL
Conversion of former public house to 4 no. dwellings and demolish an existing two-storey outbuilding.

Development Management
Status: PCO
Date:

Application: 10/0013/DD01
Details pursuant to conditions U31958 (boundary treatment), PK06A (cycle parking), DV18A (refuse arrangements), LT09 (hard/soft landscaping), U31423 (car club membership)

Appeal
Validation Date:
31.10.2002
Reference:
02/1811

Development Appeal

Building Control
Deposit Date:
12.05.2005
Reference:
05/0944/FP

Conversion of stables to accomodation and function suite

Building Control
Deposit Date:
18.01.2011
Reference:
11/0091/FP

Conversion of former public house to 4 dwellings and demolition of an existing two storey outbuilding

Enforcement
Opened Date:
27.11.2002
Reference:
02/00412/EN

Enforcement Enquiry

Enforcement
Opened Date:
23.01.2006
Reference:
06/0026/EN/UBW

Enforcement Enquiry

Constraints:

Site, history and proposal:

The application property is the Railway Inn, a public house located on the southern side of Station Road with residential accommodation at first floor level. Though not listed the property is classified as a Building of Townscape Merit and is located adjacent to, but not within, the Hampton Village Conservation Area.

Planning permission has been granted for the conversion of this former hotel to flats.

This application seeks to discharge the conditions relating to cycle/refuse storage, boundary treatment, landscaping and car club membership.

Public and other representations:

None received.

Professional comments:Landscaping

The initial plan showed a large parking area at the rear. This had to be removed from the planning application as the access was inadequate. It has now also been removed from the landscaping plan. This is now approximately as envisaged by the planning approval with a large grassed area to the rear and a planting area by the building. Autumn blend porous paving is proposed at the side. No objection is seen to the amended proposal.

Cycle/refuse

A purpose built store for both cyclers and refuse is proposed as envisaged by the original scheme and in the same location. This has been modified as requested to enable sufficient space and is covered and secure.

Boundaries

No objection is seen to the 1.8m high timber fencing.

Car Club

.A copy of the legal agreement which was concluded when the application was approved has been provided.

Recommendation:

The determination of this application falls within the scope of Officer delegated powers - YES / ~~NO~~

I therefore recommend the following:

- 1. REFUSAL
- 2. PERMISSION
- 3. FORWARD TO COMMITTEE

Case Officer (Initials): SGS

Dated: 28/3/11

I agree the recommendation:

Team Leader/Development Control Manager

Dated:

This application has been subject to representations that are contrary to the officer recommendation. The Development Control Manager has considered those representations and concluded that the application can be determined without reference to the Planning Committee in conjunction with existing delegated authority.

Development Control Manager:

Dated:

REASONS:
CONDITIONS:
INFORMATIVES:
UDP POLICIES:
OTHER POLICIES:

The following table will populate as a quick check by running the template once items have been entered into Uniform

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS:	
INFORMATIVES:	

ADDITIONAL NOTES CONTINUED FROM ABOVE:

Professional Comments:

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