

Application reference: 11/1581/FUL
FULWELL, HAMPTON HILL WARD

Date application received	Date made valid	Target report date	8 Week date
16.05.2011	16.05.2011	11.07.2011	11.07.2011

Site:

80 High Street, Hampton Hill, TW12 1NY,

Proposal:

Change of use from A4 (public house) to A5 (take away), to include ground floor extension to rear. Reposition of associated plant at roof level. New means of access created to upper flat. (Resubmission with additional justification to address reasons for refusal re planning ref. 10/3735/FUL)

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

APPLICANT NAME

Edgewest Lambeth Ltd
C/o Agent

AGENT NAME

57 Lansdowne House
Berkeley Square
London W1J 6ER

DC Site Notice: printed on 26.05.2011 and posted on 03.06.2011 and due to expire on 24.06.2011

Consultations:

Internal/External:

Consultee

LBRUT Transport

14D Urban D - *No change from previous*

14D POL

LBRUT Environmental Health - *No change from previous*

Expiry Date

09.06.2011

09.06.2011

09.06.2011

09.06.2011

Neighbours:

A Murray, 86 Connaught Road, Teddington, TW11 0PX, - 24.05.2011
70 High Street, Hampton Hill, TW12 1NY, - 24.05.2011
Hampton Hill Library, 68 High Street, Hampton Hill, TW12 1NY, - 24.05.2011
Sainsburys, 72 - 78 High Street, Hampton Hill, TW12 1NY, - 24.05.2011
Flat, 80 High Street, Hampton Hill, TW12 1NY, - 24.05.2011
Flat, 147 High Street, Hampton Hill, TW12 1NJ, - 24.05.2011
Flat 9, Parkview House, 82 - 84 High Street, Hampton Hill, TW12 1NN, - 24.05.2011
Flat 8, Parkview House, 82 - 84 High Street, Hampton Hill, TW12 1NN, - 24.05.2011
Flat 6, Parkview House, 82 - 84 High Street, Hampton Hill, TW12 1NN, - 24.05.2011
Flat 5, Parkview House, 82 - 84 High Street, Hampton Hill, TW12 1NN, - 24.05.2011
Flat 4, Parkview House, 82 - 84 High Street, Hampton Hill, TW12 1NN, - 24.05.2011
Flat 3, Parkview House, 82 - 84 High Street, Hampton Hill, TW12 1NN, - 24.05.2011
Flat 2, Parkview House, 82 - 84 High Street, Hampton Hill, TW12 1NN, - 24.05.2011
Flat 14, Parkview House, 82 - 84 High Street, Hampton Hill, TW12 1NN, - 24.05.2011
Flat 13, Parkview House, 82 - 84 High Street, Hampton Hill, TW12 1NN, - 24.05.2011
Flat 12, Parkview House, 82 - 84 High Street, Hampton Hill, TW12 1NN, - 24.05.2011
Flat 11, Parkview House, 82 - 84 High Street, Hampton Hill, TW12 1NN, - 24.05.2011
Flat 10, Parkview House, 82 - 84 High Street, Hampton Hill, TW12 1NN, - 24.05.2011
Flat 1, Parkview House, 82 - 84 High Street, Hampton Hill, TW12 1NN, - 24.05.2011
12 Park Gate Court, High Street, Hampton Hill, TW12 1PB, - 24.05.2011
11 Park Gate Court, High Street, Hampton Hill, TW12 1PB, - 24.05.2011
10 Park Gate Court, High Street, Hampton Hill, TW12 1PB, - 24.05.2011
9 Park Gate Court, High Street, Hampton Hill, TW12 1PB, - 24.05.2011
8 Park Gate Court, High Street, Hampton Hill, TW12 1PB, - 24.05.2011
7 Park Gate Court, High Street, Hampton Hill, TW12 1PB, - 24.05.2011

6 Park Gate Court,High Street,Hampton Hill,TW12 1PB, - 24.05.2011
5 Park Gate Court,High Street,Hampton Hill,TW12 1PB, - 24.05.2011
4 Park Gate Court,High Street,Hampton Hill,TW12 1PB, - 24.05.2011
3 Park Gate Court,High Street,Hampton Hill,TW12 1PB, - 24.05.2011
2 Park Gate Court,High Street,Hampton Hill,TW12 1PB, - 24.05.2011
1 Park Gate Court,High Street,Hampton Hill,TW12 1PB, - 24.05.2011
155A High Street,Hampton Hill,TW12 1NL, - 24.05.2011
151 High Street,Hampton Hill,TW12 1NL, - 24.05.2011
153A High Street,Hampton Hill,TW12 1NL, - 24.05.2011
149 High Street,Hampton Hill,TW12 1NJ, - 24.05.2011
147 High Street,Hampton Hill,TW12 1NJ, - 24.05.2011
Royal Parks - 24.05.2011
Hampton Hill Association,PO Box 274,Hampton Hill,TW12 1UY - 24.05.2011
36 Anlaby Road,Teddington,TW11 0PU, - 24.05.2011
10 School Road Avenue,Hampton Hill,TW12 1QJ, - 24.05.2011
30 High Street,Hampton Hill,TW12 1PD, - 24.05.2011
157 High Street,Hampton Hill,TW12 1NL, - 24.05.2011
18 Cross Street,Hampton Hill,TW12 1RT, - 24.05.2011
10 Denning Close,Hampton,TW12 3YT, - 24.05.2011
106 Park Road,Hampton Hill,TW12 1HR, - 24.05.2011
28 Deerhurst Crescent,Hampton Hill,TW12 1NZ, - 24.05.2011
54 Tudor Road,Hampton,TW12 2NQ, - 24.05.2011
39A Edward Road,Hampton Hill,TW12 1LH, - 24.05.2011
11 Ormond Drive,Hampton,TW12 2TP, - 24.05.2011
54 Tudor Road,Hampton,TW12 2NQ, - 24.05.2011
Noble Green Wines,153-155 High Street,Hampton Hill,TW12 - 24.05.2011
Daisy Chain,179B High Street,Hampton Hill,TW12 1NL - 24.05.2011
171B High Street,Hampton Hill,TW12 1NL, - 24.05.2011
12 Park Gate Court,High Street,Hampton Hill,TW12 1PB, - 24.05.2011
118D High Street,Hampton Hill,TW12 1NT, - 24.05.2011
15 Wolsey Road,Hampton Hill,TW12 1QP, - 24.05.2011
10 Eastbank Road,Hampton Hill,TW12 1RP, - 24.05.2011
38 Wolsey Road,Hampton Hill,TW12 1QW, - 24.05.2011
72 Holly Bush Lane,Hampton,TW12 2RB, - 24.05.2011
3A Queens Road,Hampton Hill,Hampton,TW12 1DU - 24.05.2011
3 Grenville Mews,Hampton,TW12 1BE, - 24.05.2011
39 Park Road,Hampton Hill,TW12 1HG, - 24.05.2011
17 Links View Road,Hampton Hill,TW12 1LA, - 24.05.2011
4 Albert Road,Hampton Hill,TW12 1LB, - 24.05.2011
14 Edward Road,Hampton Hill,TW12 1LG, - 24.05.2011
16 Links View Road,Hampton Hill,TW12 1LA, - 24.05.2011
34 Links View Road,Hampton Hill,TW12 1LA, - 24.05.2011
89 Percy Road,Hampton,TW12 2JS, - 24.05.2011
65 Myrtle Road,Hampton Hill,TW12 1QB, - 24.05.2011
42 Malvern Road,Hampton,TW12 2LN, - 24.05.2011
35 Church Street,Hampton,TW12 2EB - 24.05.2011
30 Holly Road,Hampton Hill,TW12 1QH, - 24.05.2011
41 Wolsey Road,Hampton Hill,TW12 1QP, - 24.05.2011
33 Acacia Road,Hampton,TW12 3DP, - 24.05.2011
7 Winifred Road,Hampton Hill,TW12 1AL, - 24.05.2011
28 Westbank Road,Hampton Hill,TW12 1QD, - 24.05.2011
33 Kings Road,Teddington,TW11 0QD, - 24.05.2011
94 Gloucester Road,Hampton,TW12 2UJ, - 24.05.2011
94 Gloucester Road,Hampton,TW12 2UJ, - 24.05.2011
106 Stanley Road,Teddington,TW11 8TX, - 24.05.2011
1 Wellington Road,Hampton,TW12 1JP, - 24.05.2011
33 Burtons Road,Hampton Hill,TW12 1DB, - 24.05.2011
37 Burtons Road,Hampton Hill,TW12 1DE, - 24.05.2011
25 Links View Road,Hampton Hill,TW12 1LA, - 24.05.2011
45 Laurel Road,Hampton Hill,TW12 1JJ, - 24.05.2011
76 Uxbridge Road,Hampton,TW12 3AD, - 24.05.2011
28A Cross Street,Hampton Hill,TW12 1RT, - 24.05.2011
34 Links View Road,Hampton Hill,TW12 1LA, - 24.05.2011
16 Links View Road,Hampton Hill,TW12 1LA, - 24.05.2011
14 Edward Road,Hampton Hill,TW12 1LG, - 24.05.2011
4 Albert Road,Hampton Hill,TW12 1LB, - 24.05.2011
28A Cross Street,Hampton Hill,TW12 1RT, - 24.05.2011

76 Uxbridge Road,Hampton,TW12 3AD, - 24.05.2011
45 Laurel Road,Hampton Hill,TW12 1JJ, - 24.05.2011
37 Burtons Road,Hampton Hill,TW12 1DE, - 24.05.2011
33 Burtons Road,Hampton Hill,TW12 1DB, - 24.05.2011
1 Wellington Road,Hampton,TW12 1JP, - 24.05.2011
23 Wellington Road,Hampton,TW12 1JP, - 24.05.2011
30 Holly Road,Hampton Hill,TW12 1QH, - 24.05.2011
26 Victor Road,Teddington,TW11 8SR, - 24.05.2011
7 St James Avenue,Hampton Hill,TW12 1HH, - 24.05.2011
60 Connaught Road,Teddington,TW11 0PX, - 24.05.2011
2 Holly Road,Hampton Hill,TW12 1QF, - 24.05.2011
41 Winchendon Road,Teddington,TW11 0SU, - 24.05.2011
193 Stanley Road,Teddington,TW11 8UL, - 24.05.2011
27 Clonmel Road,Teddington,TW11 0ST, - 24.05.2011
15 Holly Road,Hampton Hill,TW12 1QF, - 24.05.2011
6 Cross Street,Hampton Hill,TW12 1RT, - 24.05.2011
7 Priory Close,Hampton,TW12 2QA, - 24.05.2011
30 High Street,Hampton Hill,TW12 1PD, - 24.05.2011
36 Cardinals Walk,Hampton,TW12 2TS, - 24.05.2011
44 St James Road,Hampton Hill,TW12 1DQ, - 24.05.2011
7 St James Avenue,Hampton Hill,TW12 1HH, - 24.05.2011
45 Wolsey Road,Hampton Hill,TW12 1QP, - 24.05.2011
20 Burtons Road,Hampton Hill,TW12 1DA, - 24.05.2011
The Lunch Box,52 High Street,Hampton Hill,TW12 1PD - 24.05.2011
23 Uxbridge Road,Hampton Hill,TW12 - 24.05.2011
50 Uxbridge Road,Hampton,TW12 3AD, - 24.05.2011
21 Connaught Road,Teddington,TW11 0PX, - 24.05.2011
45 Wolsey Road,Hampton Hill,TW12 1QP, - 24.05.2011
6 Burtons Road,Hampton Hill,TW12 1DA, - 24.05.2011
13 Holly Road,Hampton Hill,TW12 1QF, - 24.05.2011
5 Queens Road,Hampton Hill,TW12 1DU, - 24.05.2011
2 Holly Road,Hampton Hill,TW12 1QF, - 24.05.2011
14 Queens Road,Hampton Hill,TW12 1DU, - 24.05.2011
Flat 1,4 Park Place,Hampton Hill,TW12 1QA - 24.05.2011
125 Uxbridge Road,Hampton,TW12 1SL, - 24.05.2011
94 Gloucester Road,Hampton,TW12 2UJ, - 24.05.2011
60 Connaught Road,Teddington,TW11 0PX, - 24.05.2011
7 St James Avenue,Hampton Hill,TW12 1HH, - 24.05.2011
24 Upper Sunbury Road,Hampton,TW12 2DL, - 24.05.2011
23 Wellington Road,Hampton,TW12 1JP, - 24.05.2011
30 Holly Road,Hampton Hill,TW12 1QH, - 24.05.2011
26 Victor Road,Teddington,TW11 8SR, - 24.05.2011
Ageless Care,High Street,Hampton Hill TW12 - 24.05.2011
85 High Street,Hampton Hill,TW12 1NH, - 24.05.2011
109 Queens Road,Teddington,TW11 0LZ, - 24.05.2011
24 High Street,Hampton Hill - 24.05.2011
57B High Street,Hampton,Tw12 1nh - 24.05.2011
44 Taylor Close,Hampton Hill,TW12 1LF, - 24.05.2011
31 Park Road,Hampton Hill,TW12 1HG, - 24.05.2011
28 Windmill Road,Hampton Hill,TW12 1RH, - 24.05.2011
Flat 3,51 Windmill Road,Hampton Hill,Hampton,TW12 1QS - 24.05.2011
43 St James Road,Hampton Hill,TW12 1DG, - 24.05.2011
60 Uxbridge Road,Hampton,TW12 3AD, - 24.05.2011
15 Edward Road,Hampton Hill,TW12 1LH, - 24.05.2011
7 Links View Road,Hampton Hill,TW12 1LA, - 24.05.2011
15 Carlisle Road,Hampton,TW12 2UL, - 24.05.2011
36 Beards Hill,Hampton,TW12 2AQ, - 24.05.2011
13 Ormond Drive,Hampton,TW12 2TP, - 24.05.2011
92 Broad Lane,Hampton,TW12 3BW, - 24.05.2011
162 Hanworth Road,Hampton,TW12 3EY, - 24.05.2011
32 Taylor Close,Hampton Hill,TW12 1LE, - 24.05.2011
98 Windmill Road,Hampton Hill,TW12 1QU, - 24.05.2011
25 Holly Road,Hampton Hill,TW12 1QF, - 24.05.2011
6 Gloucester Road,Hampton,TW12 2UH, - 24.05.2011
7 Nightingale Road,Hampton,TW12 3HU, - 24.05.2011
43 Edward Road,Hampton Hill,TW12 1LH, - 24.05.2011
1 Seymour Road,Hampton Hill,TW12 1DD, - 24.05.2011

26 Wellington Road, Hampton, TW12 1JT, - 24.05.2011
58A Anlaby Road, Teddington, TW11 0PA, - 24.05.2011
46 Park Road, Hampton Hill, TW12 1HP, - 24.05.2011
2 Michelham Gardens, Twickenham, TW1 4SB, - 24.05.2011
40 Ormond Drive, Hampton, TW12 2TN, - 24.05.2011
33 Courtlands Drive, Hampton, TW12 - 24.05.2011
106 Park Road, Hampton Hill, TW12 1HR, - 24.05.2011
149 Burtons Road, Hampton Hill, TW12 1DX, - 24.05.2011
40 Ormond Drive, Hampton, TW12 2TN, - 24.05.2011
2 Westbank Road, Hampton Hill, TW12 1QD, - 24.05.2011
6 St James Avenue, Hampton Hill, TW12 1HH, - 24.05.2011
3 Links View Road, Hampton Hill, TW12 1LA, - 24.05.2011
15 Links View Road, Hampton Hill, TW12 1LA, - 24.05.2011
8 Hill Field Road, Hampton, TW12 2PX, - 24.05.2011
46 Holly Bush Lane, Hampton, TW12 2QU, - 24.05.2011
2 Cambridge Road, Hampton, TW12 2JL, - 24.05.2011
27 Holly Road, Hampton Hill, TW12 1QH, - 24.05.2011
24 St James Avenue, Hampton Hill, TW12 1HH, - 24.05.2011
7 Queens Road, Hampton Hill, TW12 1DU, - 24.05.2011
41 Park Road, Hampton Hill, TW12 1HG, - 24.05.2011
43 Cross Street, Hampton Hill, TW12 1RR, - 24.05.2011
Compton, 87 High Street, Hampton TW12 2SX - 24.05.2011
22 Hogarth Way, Hampton, TW12 2EL, - 24.05.2011
36 Park Road, Hampton Hill, TW12 1HQ, - 24.05.2011
39 Park Road, Hampton Hill, TW12 1HG, - 24.05.2011
27 Wellington Road, Hampton, TW12 1JY, - 24.05.2011
3 Queens Road, Hampton Hill, TW12 1DU, - 24.05.2011
54 Tudor Road, Hampton, TW12 2NQ, - 24.05.2011
104 Station Road, Hampton, TW12 2AS, - 24.05.2011
61 Myrtle Road, Hampton Hill, TW12 1QB, - 24.05.2011
448 Staines Road, Twickenham, TW2 5JD, - 24.05.2011
8 Percy Road, Hampton, TW12 2HW, - 24.05.2011
33 Burtons Road, Hampton Hill, TW12 1DB, - 24.05.2011
10 Park Place, Hampton Hill, TW12 1QA, - 24.05.2011
6 Cross Street, Hampton Hill, TW12 1RT, - 24.05.2011
177 Burtons Road, Hampton Hill, TW12 1DX, - 24.05.2011
33 Holly Road, Hampton Hill, TW12 1QH, - 24.05.2011
12 Cranmer Road, Hampton Hill, TW12 1DW, - 24.05.2011
6 Albert Road, Hampton Hill, TW12 1LB, - 24.05.2011
6 Edward Road, Hampton Hill, TW12 1LD, - 24.05.2011
36 Holly Road, Hampton Hill, TW12 1QH, - 24.05.2011
106 Gloucester Road, Hampton, TW12 2UJ, - 24.05.2011
49A Hampton Road, Teddington, TW11 0LA, - 24.05.2011
3 Cranmer Road, Hampton Hill, TW12 1DW, - 24.05.2011
5 Oxford Road, Teddington, TW11 0QA, - 24.05.2011
14 Lindsay Road, Hampton Hill, TW12 1DR, - 24.05.2011
25 Windmill Road, Hampton Hill, TW12 1RF, - 24.05.2011
86 Broad Lane, Hampton, TW12 3BW, - 24.05.2011
16 Cleveland Road, Barnes, London, SW13 0AB, - 24.05.2011
201 Hanworth Road, Hampton, TW12 3ED, - 24.05.2011
165 Percy Road, Hampton, TW12 2JN, - 24.05.2011
173 Burtons Road, Hampton Hill, TW12 1DX, - 24.05.2011
19 Holly Road, Hampton Hill, TW12 1QF, - 24.05.2011
157 Uxbridge Road, Hampton, TW12 1BQ, - 24.05.2011
22 Parkside, Hampton Hill, TW12 1NU, - 24.05.2011
69 Park Road, Hampton Hill, TW12 1HU, - 24.05.2011
49 Park Road, Hampton Hill, TW12 1HX, - 24.05.2011
14 Carlisle Road, Hampton, TW12 2UL, - 24.05.2011
2 Edward Road, Hampton Hill, TW12 1LD, - 24.05.2011
19 Connaught Road, Teddington, TW11 0PX, - 24.05.2011
133 Burtons Road, Hampton Hill, TW12 1DS, - 24.05.2011
45 Taylor Close, Hampton Hill, TW12 1LE, - 24.05.2011
19 Broad Lane, Hampton, TW12 3AL, - 24.05.2011
53 Ormond Crescent, Hampton, TW12 2TJ, - 24.05.2011
177 Burtons Road, Hampton Hill, TW12 1DX, - 24.05.2011
42 Mays Road, Teddington, TW11 0SQ, - 24.05.2011
6 Cranmer Court, Cranmer Road, Hampton Hill, TW12 1DP, - 24.05.2011

42 Ormond Drive,Hampton,TW12 2TN, - 24.05.2011
60 Windmill Road,Hampton Hill,TW12 1QU, - 24.05.2011
4 Clonmel Road,Teddington,TW11 0SR, - 24.05.2011
177A Burtons Road,Hampton Hill,TW12 1DX, - 24.05.2011
1A Holly Road,Hampton Hill,Hampton,TW12 1QF, - 24.05.2011
1 Edward Road,Hampton Hill,TW12 1LH, - 24.05.2011
4 Clonmel Road,Teddington,TW11 0SR, - 24.05.2011
36 Cross Street,Hampton Hill,TW12 1RT, - 24.05.2011
7 Holly Road,Hampton Hill,TW12 1QF, - 24.05.2011
56B Anlaby Road,Teddington,TW11 0PA, - 24.05.2011
37 Holly Road,Hampton Hill,TW12 1QH, - 24.05.2011
2 Gloucester Road,Hampton,TW12 2UH, - 24.05.2011
23A Park Road,Hampton Hill,TW12 1HG, - 24.05.2011
75 Connaught Road,Teddington,TW11 0QF, - 24.05.2011
22 Nightingale Road,Hampton,TW12 3HX, - 24.05.2011
105 Burtons Road,Hampton Hill,TW12 1DL, - 24.05.2011
34 Laurel Road,Hampton Hill,TW12 1JH, - 24.05.2011
106 Fulwell Road,Teddington,TW11 0RQ, - 24.05.2011
174 Uxbridge Road,Hampton,TW12 1BG, - 24.05.2011
34 Laurel Road,Hampton Hill,TW12 1JH, - 24.05.2011
44 Clonmel Road,Teddington,TW11 0SR, - 24.05.2011
54 Park Road,Hampton Hill,TW12 1HP, - 24.05.2011
34 Wellington Road,Hampton,TW12 1JT, - 24.05.2011
16 Park Road,Hampton Hill,TW12 1HB, - 24.05.2011
10 Park Gate Court,High Street,Hampton Hill,TW12 1PB, - 24.05.2011
105 Burtons Road,Hampton Hill,TW12 1DL, - 24.05.2011
2 Links View Road,Hampton Hill,TW12 1LA, - 24.05.2011
2 Falstaff Mews,Hampton Hill,TW12 1LY, - 24.05.2011
19 Wellington Road,Hampton,TW12 1JP, - 24.05.2011
23A Park Road,Hampton Hill,TW12 1HG, - 24.05.2011
34 Wellington Road,Hampton,TW12 1JT, - 24.05.2011
34 Seymour Road,Hampton Hill,TW12 1DD, - 24.05.2011
11A Park Road,Hampton Hill,TW12 1HE, - 24.05.2011
8 Links View Road,Hampton Hill,TW12 1LA, - 24.05.2011
64 Uxbridge Road,Hampton,TW12 3AD, - 24.05.2011
8 Links View Road,Hampton Hill,TW12 1LA, - 24.05.2011
68 Laurel Road,Hampton Hill,TW12 1JH, - 24.05.2011
22 Burtons Road,Hampton Hill,TW12 1DA, - 24.05.2011
59 Connaught Road,Teddington,TW11 0QF, - 24.05.2011
60 Kings Road,Teddington,TW11 0QD, - 24.05.2011
15 Richmond Park Road,East Sheen,London,SW14 8JU, - 24.05.2011
89 Uxbridge Road,Hampton,TW12 1SL, - 24.05.2011
4 Queens Road,Hampton Hill,TW12 1DU, - 24.05.2011
17 Beaconsfield Road,Twickenham,TW1 3HX, - 24.05.2011
31 Cranmer Road,Hampton Hill,TW12 1DN, - 24.05.2011
85 Gloucester Road,Hampton,TW12 2UQ, - 24.05.2011
128 Hanworth Road,Hampton,TW12 3EY, - 24.05.2011
45 Wellington Road,Hampton,TW12 1JY, - 24.05.2011
37 Cross Street,Hampton Hill,TW12 1RR, - 24.05.2011
35 Wellington Road,Hampton,TW12 1JY, - 24.05.2011
30 Cardinals Walk,Hampton,TW12 2TS, - 24.05.2011
5 Seymour Road,Hampton Hill,TW12 1DD, - 24.05.2011
2 Brooklands Place,Hampton,TW12 1SA, - 24.05.2011
54 Park Road,Hampton Hill,TW12 1HP, - 24.05.2011
43 Windsor Road,Teddington,TW11,, - 24.05.2011
60 Kings Road,Teddington,TW11 0QD, - 24.05.2011
5 Johnsons Drive,Hampton,TW12 2EQ, - 24.05.2011
41 Cross Street,Hampton Hill,TW12 1RR, - 24.05.2011
23 Edward Road,Hampton Hill,TW12 1LH, - 24.05.2011
12 Westbank Road,Hampton Hill,TW12 1QD, - 24.05.2011
18 Park Road,Hampton Hill,TW12 1HB, - 24.05.2011
36 Whitton Road,Twickenham,TW1 1BJ, - 24.05.2011
3 Browning Close,Hampton,TW12 1EN, - 24.05.2011
27 Cardinals Walk,Hampton,TW12 2TR, - 24.05.2011
16 Park Road,Hampton Hill,TW12 1HB, - 24.05.2011
2 Queens Road,Hampton Hill,TW12 1DU, - 24.05.2011
35 Cross Street,Hampton Hill,TW12 1RR, - 24.05.2011

45 Park Road, Hampton Hill, TW12 1HG, - 24.05.2011
 69 Connaught Road, Teddington, TW11 0QF, - 24.05.2011
 11 Grenville Mews, Hampton, TW12 1BE, - 24.05.2011
 98 Windmill Road, Hampton Hill, TW12 1QU, - 24.05.2011
 43 Holly Road, Hampton Hill, TW12 1QH, - 24.05.2011
 19 Hartland Road, Hampton Hill, TW12 1DT, - 24.05.2011
 50 High Street, Hampton Hill, TW12 1PD, - 24.05.2011
 44 High Street, Hampton Hill, TW12 1PD, - 24.05.2011
 11 Grenville Mews, Hampton, TW12 1BE, - 24.05.2011
 2 Grenville Mews, Hampton, TW12 1BE, - 24.05.2011
 4 Ripley Road, Hampton, TW12 2JH, - 24.05.2011
 39 Shaftesbury Road, Twickenham Tw1 - 24.05.2011
 62 Uxbridge Road, Hampton, TW12 3AD, - 24.05.2011
 62 Uxbridge Road, Hampton, TW12 3AD, - 24.05.2011
 Mrs H Pletts, Savilles, 57 Lansdowne House, Berkeley Square, London W1J 6ER - 24.05.2011
 9 St James Avenue, Hampton Hill, TW12 1HH, - 24.05.2011
 83 Hampton Road, Teddington, TW12 1JQ, - 24.05.2011
 63 Hampton Road, Teddington, TW11 0LA, - 24.05.2011
 18 Stanley Gardens Road, Teddington, TW11 8SZ, - 24.05.2011
 4 Lothian Lodge, Queens Road, Hampton Hill TW12 1BS - 24.05.2011
 24 The Wilderness, Hampton Hill, TW12 1HS, - 24.05.2011
 36 St James's Avenue, Hampton Hill, TW12 - 24.05.2011
 136 Uxbridge Road, Hampton, TW12 1BG, - 24.05.2011
 5 Ivybridge Close, Twickenham, TW1 1EA, - 24.05.2011
 122 Connaught Road, Teddington, TW11 0QH, - 24.05.2011
 99 Connaught Road, Teddington, TW11 0QQ, - 24.05.2011
 44 Myrtle Road, Hampton Hill, TW12 1QB, - 24.05.2011
 Lucy Allen, School House, Buckingham Primary School, Buckingham Road, Hampton, TW12 3LT, - 24.05.2011
 3 Park Place, Hampton Hill, TW12 1QA, - 24.05.2011
 90 Swan Road, Hanworth, TW13 - 24.05.2011
 21 Sparrow Close, Hampton, TW12 3UZ, - 24.05.2011
 4 Brooklands Place, Hampton, TW12 1SA, - 24.05.2011
 1 Brooklands Place, Hampton, TW12 1SA, - 24.05.2011
 5 Brooklands Place, Hampton, TW12 1SA, - 24.05.2011
 67 Holly Bush Lane, Hampton, TW12 2QY, - 24.05.2011
 46 Laurel Road, Hampton Hill, TW12 1JH, - 24.05.2011
 11 School Road, Hampton Hill, TW12 1QL, - 24.05.2011
 17 Park Road, Hampton Hill, TW12 1HE, - 24.05.2011
 35 Laurel Road, Hampton Hill, TW12 1JL, - 24.05.2011
 83 Connaught Road, Teddington, TW11 0QQ, - 24.05.2011
 10 Linden Grove, Teddington, TW11 8LT, - 24.05.2011
 2 Gloxinia Walk, Hampton, TW12 3RF, - 24.05.2011
 53 Hampton Road, Teddington, TW11 0LA, - 24.05.2011
 31 Nightingale Road, Hampton, TW12 3HX, - 24.05.2011
 5 Scotts Drive, Hampton, TW12 2UN, - 24.05.2011
 8 Radcliffe Mews, Hampton Hill, Hampton, TW12 1LN, - 24.05.2011
 14 Cross Street, Hampton Hill, Hampton, TW12 1RT, - 24.05.2011
 37 Windmill Road, Hampton Hill, TW12 1QZ, - 24.05.2011
 99 Uxbridge Road, Hampton, TW12 1SL, - 24.05.2011
 52B St James Avenue, Hampton Hill, TW12 1HN, - 24.05.2011
 7 Grenville Mews, Hampton, TW12 1BE, - 24.05.2011
 Craig Anders, Hampton Hill Association, PO Box 274, Hampton Hill, TW12 1UY - 24.05.2011

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

Development Management

Status: REF

Date: 20/08/2003

Application: 03/2508/ADV

Erection Of Illuminated Projecting Sign

Development Management

Status: REF

Date: 18/04/2011

Application: 10/3735/FUL

Change of use from A4 (public house) to A5 (take away), to include ground floor extension to rear. Reposition of associated plant at roof level. New means of access created to upper flat.

Development Management

Status: PCO

Date:

Application:11/1581/FUL

Change of use from A4 (public house) to A5 (take away), to include ground floor extension to rear. Reposition of associated plant at roof level. New means of access created to upper flat.(Resubmission with additional justification to address reasons for refusal re planning ref. 10/3735/FUL)

Appeal

Validation Date:

27.08.2003

Reference:

03/2508

Development Appeal

Enforcement

Opened Date:

10.06.2003

Reference:

03/00213/EN

Enforcement Enquiry

Enforcement

Opened Date:

16.08.2005

Reference:

05/0398/EN/UBW

Enforcement Enquiry

Enforcement

Opened Date:

30.07.2009

Reference:

09/0378/EN/UBW

Enforcement Enquiry

Constraints:

Professional Comments:

11/1581/FUL
80 HIGH STREET
HAMPTON HILL

FULWELL AND HAMPTON
HILL WARD
Contact Officer:
S Graham-Smith

Proposal: Change of use from A4 (public house) to A5 (take away), to include ground floor extension to rear. Repositioning of associated plant at roof level. New means of access created to upper flat.

Applicant: Savills for Edgewest Lambeth Ltd

Application received: 16th May 2011

Main development plan policies:

UDP – First Review: BLT 2, 4, 11, 16, 30; TRN 2; CCE 15: TC8, 9

LDF Core Strategy: CP7

Emerging DPD: DM DC1, DC5, TC3, TC4, TC5, HD1, HD3, TP1, TP2

Present use: Vacant Public House (The Jenny Lind)

Summary of Application:

The proposal is for a change of use from a public house to a takeaway and follows a previous refusal on the grounds of the adverse effect on amenity and the loss of a cultural/entertainment facility. In the light of imminent changes to Council policy it is not considered that pursuing the loss of facility ground would be prudent as the proposal would not be contrary to the replacement policy. The argument made by the applicant that amenity would not be unreasonably affected has been considered but is not sufficient to overcome this reason for refusal.

Recommendation: Refusal

Site, history and proposal:

The property is a vacant two storey building fronting the High Street and was formerly the Jenny Lind public house. Bushy Park is to the rear. The adjoining property to the north is a fairly recent development containing flats, Park View House, above a shop (Budgens). Immediately to the south is an access road leading to a public car park to the rear and on the other side of it is another recent development containing Sainsburys, Costa Coffee and the new Hampton Hill library. The property is a Building of Townscape Merit and is located in a Conservation Area and a Mixed Use Area.

A planning application was made at the end of 2010 for permission for a change of use to a takeaway together with a rear extension and roof top plant (Ref 10/3735/FUL). This application was considered by the Planning Committee on 14th April 2011 and although recommended for approval the Committee decided to refuse the application on the following grounds:

- a. The proposal would have an adverse effect on the amenity of nearby uses, and surrounding residential areas including a cumulative adverse effect. As such the proposal does not meet the criteria of Emerging Policy DM TC 5, The Evening Economy, of the Development Management Plan, Local Development Framework.
- b. In the absence of marketing evidence which clearly demonstrates that the building or site is no longer suitable for a cultural or entertainment use, the proposal is contrary to policy CCE 15, Retention of indoor recreation, cultural

and entertainment facilities, of the Richmond upon Thames Unitary development Plan : First Review 2005.

This new application proposes the same change of use and alterations but includes additional information on marketing and the applicants response to the reasons for refusal.

Public and other representations:

Dr Vincent Cable MP has expressed concerns relating to the use being out of character, the adverse impact on residents amenity, the impact on traffic and parking, litter and possible anti social behaviour.

Councillor Eady has submitted a report which points out that a takeaway of the size proposed is likely to attract large numbers of customers which have a negative effect on the existing parking situation and road safety. The marketing evidence is not considered to make a convincing case.

The Friends of Bushy and Home Parks objects on the grounds of litter and the impact on wildlife

The Hampton Hill Town Centre Manager representing the Hampton Hill Traders Association objects on grounds similar to those listed below.

At the time of writing this report one letter of support and 304 objections have been received, the majority being from local addresses. The objections cite the following reasons:

- Litter, noise and fumes
- Overprovision of such uses
- Out of character
- Increased parking and traffic problems
- Adverse impact on Bushy Park
- Inappropriate use
- Loss of public house
- Anti-social behaviour

The merits of the applicants and potential users of the property are questioned and other non planning matters are also raised.

Amendments:

The initial submission of this application failed to include amendments to the extract flue which had previously been submitted as an amendment to the first application and this has now been remedied.

Professional comments:

Apart from the additional information submitted, the application is the same as previously considered and the matters which have been raised were debated at the time. In considering this new application it is necessary to assess whether the new information overcomes the previous reasons for refusal and any other material change in circumstances.

The second reason for refusal was based on policy CCE 15 of the Unitary Development Plan First Review. In response to this the applicants have provided additional information relating to the marketing of the property and have stated that the previous use as a public house does not fall within the category of indoor cultural or entertainment use. The information submitted for this application indicates a marketing period which began in May 2009 and the first planning

application was made in December 2010, at which time the applicants owned the site.

Since the previous refusal on this site the examination has taken place, in May 2011, of the draft Development Management Plan which contains the policies which will replace those in the Unitary Development Plan First Review. A number of changes were proposed just before and during the Examination. Policy DM TC 4 which will replace policy CCE 15 was corrected prior to the examination after a minor omission, but was not otherwise altered. The Examiner indicated at the Examination that he is not intending to propose any further changes in his report which is due in July. The Council therefore is using the submitted version of the DMDPD together with the proposed changes for development control purposes until the final version is adopted in September 2011 and maintains that this now has considerable weight in any decision making. Bearing in mind that an appeal is likely in the event of refusal and the appeal would not be concluded before September 2011, when policy CCE 15 will be replaced, it would not be prudent to rely on a refusal on the basis of that policy in the knowledge of its imminent replacement.

Policy DM TC 4 (as amended) states, in relation to public houses:

Changes of use from public houses will not be permitted unless

- (a) there is another public house within convenient walking distance or
- (b) The public house use is inappropriate in terms of access or neighbourliness or
- (c) The proposed new use would provide a community service or function.

As there is another public house opposite the site my view is that criterion (a) is satisfied and therefore that the proposal would not be contrary to this policy.

The other reason for refusal was based on policy DM TC 5 of the Development Management Plan. This states the following:

Uses that support the evening economy such as cinemas, leisure, restaurants, bars, pubs or other similar uses will be supported if:

- (a) They are compatible with other town centre policies including CP 5, 8, 9, and Policy DM TC 1 'Larger Town Centres', Policy DM TC 2 'Local and Neighbourhood Centres and Areas of Mixed Use', Policy DM TC 3 'Retail Frontages'. DM TC1 is of especial importance, as it encourages the improvement of the provision of the leisure, cultural and tourism offer.*
- (b) They add diversity to the evening economies of those areas identified as requiring diversification (Richmond and Twickenham town centres).*
- (c) There is not an adverse effect on the amenity of nearby uses, and surrounding residential areas including a cumulative adverse effect.*

The Committee clearly felt that the proposed use would not satisfy criterion (c). The applicant has noted concern over the possible impact of litter and stated that there would be a strict litter management programme which could be the subject of a condition in the event of an approval. It is also pointed out that there is a willingness to supply additional litter bins. The town centre is considered to be an appropriate location for such a use and the impact on amenity would be less than that caused by the existing lawful use as a public house.

In relation to the question of litter, the assurances now given are similar to those at the time of the previous refusal. The Committee clearly felt, particularly taking into account the proximity of Bushy Park, that a takeaway outlet of this size and consequent number of possible users could result in a large amount of litter, not all of which would be satisfactorily dealt with by the mitigation proposal. Bearing in mind the close proximity of Bushy Park in particular, I believe that the concern remains.

Although takeaway outlets are regularly found in High Street locations, Hampton Hill has only

had relatively small operators in the past. The size of the operation proposed is clearly far larger than the existing takeaways, a fish and chip shop towards the southern end of the High Street, a Chinese takeaway in the centre and a kebab shop near the northern end. The concern is that a large operation such as that proposed will have an impact which will damage the character of the High Street and this is clearly felt to be the case by the large number of local residents who have objected to the planning application. Although the applicant claims that the impact on amenity would be less than a public house use, I would disagree that this is necessarily the case. The contrary is suggested by the current Use Classes Order which allows a takeaway to become a public house or bar without the need for planning permission but not vice versa.

On the basis of the above comments I am not satisfied that the original reason for refusal is overcome by the comments made by the applicant and see no obvious reason to approve the application accordingly.

Conclusion:

The proposal is for a change of use from a public house to a takeaway and follows a previous refusal on the grounds of the adverse effect on amenity and the loss of a cultural/entertainment facility. In the light of imminent changes to Council policy it is not considered that pursuing the loss of facility ground would be prudent as the proposal would not be contrary to the replacement policy. The argument made by the applicant that amenity would not be unreasonably affected has been considered but is not sufficient to overcome this reason for refusal.

I therefore recommend **Refusal** on the following grounds:

The proposal would have an adverse effect on the amenity of nearby uses, and surrounding residential areas including a cumulative adverse effect. As such the proposal does not meet the criteria of Emerging Policy DM TC 5, The Evening Economy, of the Development Management Plan, Local Development Framework.

Standard informative:

IL05 – Decision Drawings – Site plan and 3028-01, 02, 03, 3063-01, SME/2009/Hampton-P-1A, 2B and Elevs received on 16th May 2011 and 30189/1F showing details of extract system received on 30th June 2011.

Background papers:

Application forms and drawings
Letters from interested parties
Previous application (Ref 10/3735/FUL)

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:13/7/11.....

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: