

Development Control Development and Street Scene London Borough of Richmond upon Thames Civic Centre, 44 York Street, Twickenham TW1 3BZ

Tel: 0845 612 2660 Email: envprotection@richmond.gov.uk

## Application for Planning Permission and conservation area consent for demolition in a conservation area. Town and Country Planning 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: Mr	First name:	Surname:					
Company name	Young & Cos Brewery Plc	]					
Street address:	Riverside House		Country Code	National Number	Extension Number		
	26 Osiers Road	Telephone number:					
		Mobile number:					
Town/City	London	Fax number:					
County: Country:		Email address:					
Postcode:	SW18 1NH						
Are you an agent a	cting on behalf of the applicant?	○ No					
2. Agent Name, Address and Contact Details							
Title: Mr	First Name: Peter	Surname: Lang	g				
Company name:	Mervyn Brown Associates Ltd.	]					
Street address:	F180 RIVERSIDE BUSINESS CENTRE		Country Code		Extension Number		
	HALDANE PLACE	Telephone number:		02088759115			
		Mobile number:					
Town/City	LONDON	Fax number:					
County:		Email address:					
Country: Postcode:	UK SW18 4UQ	peter@mbassocltd.co.uk					
3. Description	-						
Please provide a description of the proposal, including details of the proposed demolition:							
Demolition of rear and side extensions. Erection of new single storey extension for bar and new kitchen. New metal fire escape stairs and door from existing first floor rear addition. Re-installation of new entrance door to front elevation. Internal alterations.							
Has the building, work or change of use already started? O Yes O No							

4. Site Addres	s Details			
Full postal address	of the site (inclu	iding full postcode where	available)	Description:
House:	119	Suffix:		
House name:				
Street address:	KEW ROAD			
Town/City:	RICHMOND			
County:	SURREY			
Postcode:	TW9 2PN			
Description of loca (must be complete				
Easting:	51823	4		
Northing:	17543	9		
5. Pre-applica Has assistance or p		sought from the local au	thority about this applicatic	on? C Yes  No
6. Pedestrian	and Vehicle	Access, Roads and F	Rights of Way	
Is a new or altered	vehicle access p	roposed to or from the pu	ublic highway?	Yes 💿 No
Is a new or altered	pedestrian acce	ss proposed to or from th	e public highway?	Yes  No
Are there any new	public roads to	be provided within the sit	e? CYes	• No
Are there any new	public rights of	way to be provided withir	n or adjacent to the site?	Yes  No
-			d/or creation of rights of wa	av? Yes  No
	- 1			
7. Waste Stora	ge and Colle	ection		
Do the plans incor	porate areas to s	tore and aid the collectio	n of waste?	• Yes No
If Yes, please provi				
New bin store encl	osure to rear ga	den		
Have arrangement	s been made foi	the separate storage and	collection of recyclable wa	ste? • Yes · No
If Yes, please provi	de details:			
As existing				
8. Authority E	mployee/Me	mber		
(b) an e (c) rela	Authority, I am ember of staff lected member ed to a member ted to an elected	of staff I member	any of these statements ap	ply to you? O Yes  No
9. Explanation	for Propose	d Demolition Work		
Why is it necessary	to demolish all	or part of the building(s) a	and/or structure(s)?	
Demolition of rear	extensions to pr	ovide enlarged kitchen ar	nd bar spaces.	
10. Materials				
	naterials (includ	ing type, colour and name	e) are to be used externally	(if applicable):
Walls - description	n:		-	
Description of <i>exis</i>		d finishes:		
Yellow stock brick		nd finishes.		
Yellow stock brick				
<u> </u>				

10. (Materials continued)								
Roof - description:								
Description of <i>existing</i> materials and finishes:								
Lead & Asphalt Description of <i>proposed</i> materials and finishes:								
Grey single ply membrane flat roof.								
Windows - description:								
Description of <i>existing</i> materials and finishes:								
Double glazed white painted timber.								
Description of <i>proposed</i> materials and finishes:								
Double glazed white painted timber window and skyligh	ts.							
Doors - description:								
Description of <i>existing</i> materials and finishes:								
Double glazed white painted timber French door.								
Description of <i>proposed</i> materials and finishes:								
Black painted fire escape doors. Double glazed dark stained timber bi-fold doors.								
Double glazed dark stained timber entrance door.								
Boundary treatments - description:								
Description of <i>existing</i> materials and finishes:								
Yellow stock brickwork. Timber panelled fence and gate.								
Description of <i>proposed</i> materials and finishes:								
Yellow stock brickwork.								
Timber panelled fence and gate.								
Are you supplying additional information on submitted p	olan(s)/drawing(s)/design and access	statement?	Yes No					
If Yes, please state references for the plan(s)/drawing(s)/d	esign and access statement:							
Drawings numbered 1151/01 & 02.	Drawings numbered 1151/01 & 02.							
Design & Access Statement.								
11. Vehicle Parking								
-								
Please provide information on the existing and proposed								
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	0	0	0					
12. Foul Sewage								
-								
Please state how foul sewage is to be disposed of:								
Mains sewer	Package treatment plant	Unknown						
Septic tank	Cess pit	7						
Other		_						
Are you proposing to connect to the existing drainage system?  Ves  No  Unknown								
	$\circ$ $\circ$	$\sim$						
13. Assessment of Flood Risk								
Is the site within an area at rick of flooding? (Defer to the l	Environment Ageney's Elead Man sh	wing						
Is the site within an area at risk of flooding? (Refer to the l flood zones 2 and 3 and consult Environment Agency sta								
requirements for information as necessary.)	0 9 1	🔿 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?       O       Yes       No								
How will surface water be disposed of?								
Sustainable drainage system	Main sewer	Pone	d/lake					
Soakaway	Existing watercourse							

Ref: 07: 2309

Planning Portal Reference:

In a conserving the following questions rates to the guidance notes for further information on when there is areasonable likelihood that any important biodiversity 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 include diagonal to on near the proposed development  I ves, on the development site  Ves, on and adjacent to or near the proposed development  No <b>15. Exiting Use</b> Parate site current use of the site! No Does the proposal involve any of the following? Ves  No Does the proposal involve any of the following? Ves  No No No No No No No involve any of the following? Ves  No								
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 Designated sites, important habitats or other biodiversity features  Yes, on the development site Yes, on land adjacent to or near the proposed development No Peatures of geological conservation importance Yes on the development site Yes, on land adjacent to or near the proposed development No Section of the site: Public House with rear beer garden and staff/managers accommodation over: Is the site current use of the site: Public House with rear beer garden and staff/managers accommodation over: Is the site current use of the following? If yes, you will need to submit an appropriate contamination assessment with your application. Land which is known to be contaminate? Yes © No Land where contamination is suspected for all or part of the site? Yes © No Andror. Are there trees or hedges on the proposed development site hat could influence the development as propriate advelopment site? Yes @ No Andror. Are there trees or hedges on the proposed development site hat could influence the development as part of the site? Yes @ No Andror. Are there trees or hedges on the proposed development site hat could influence the development as part of the site alongside your application. Yes @ No Andror. Are there trees or hedges on the proposed development site hat could influence the development as part of the site alongside your application. Yes @ No Andror. Are there trees or hedges on the proposed development site had could influence the development as part of the site alongside your application. Yes @ No Andror. Are there trees or hedges on the proposed development site had could influence the development as part of the site alongside your application. Yes @ No Andror. Are there trees or hedges on the proposed development site had could influence the development as part of the later and staff. The there trees or hedges on the proposed development sit								
<ul> <li>Yes, on the development site</li> <li>Yes, on land adjacent to or near the proposed development</li> <li>No</li> <li>No</li> <li>Designated sites, important habitats or other biodiversity features</li> <li>Yes, on the development site</li> <li>Yes, on land adjacent to or near the proposed development</li> <li>No</li> <li>Setting Use</li> <li>Please describe the current use of the site:</li> <li>Public House with the act bear graden and staff/managers accommodation over.</li> <li>Is the site currently vacant?</li> <li>Yes</li> <li>Yes</li> <li>No</li> <li>Does the proposal involve any of the following?</li> <li>Yes, on valid ed use of than a papropriate contamination assessment with your application.</li> <li>Land where contamination is suspected for all or part of the site?</li> <li>Yes</li> <li>No</li> </ul> A proposed use that would be particularly vulnerable to the presence of contamination? <ul> <li>Yes</li> <li>Yes</li> <li>No</li> </ul> And/or: Are there trees or hedges on the proposed development site? <ul> <li>Yes</li> <li>No</li> </ul> And/or: Are there trees or hedges on the proposed development site? <ul> <li>Yes</li> <li>No</li> </ul> And/or: Are there trees or hedges on the proposed development site? <ul> <li>Yes</li> <li>No</li> </ul> And/or: Are there trees or hedges on the proposed development site? <ul> <li>Yes</li> <li>No</li> </ul> And/or: Are there trees or hedges on the proposed development site? <ul> <li>Yes</li> <li>No</li> </ul> And/or: Are there trees or hedges on the proposed development site? <ul> <li>Yes</li> <li>No</li> </ul> And/or: Are there trees or hedges on the domedadoce character? <ul> <li>Yes</li> <li>Yes</li> <li>Yes</li> <li>Yes</li> <li>No</li> </ul> And/or: Are there trees or hedges on the domedadoce or tharacter? <ul> <li>Yes</li> <li>No</li> </ul> Andire: the trees or								
<ul> <li>b) Designated sites, important habitats or other biodiversity features</li> <li>() Yes, on the development site</li> <li>() Yes, on land adjacent to or near the proposed development</li> <li>() No</li> <li>() Peatures of geological conservation importance</li> <li>() Yes, on the development site</li> <li>() Yes, on land adjacent to or near the proposed development</li> <li>() No</li> </ul> 15. Existing USE Please describe the current use of the site: Plublic House with the rarb beer garden and staff/managers accommodation over. Is the site currently vacant? <ul> <li>() Yes</li> <li>() Yes</li> <li>() No</li> </ul> Does the proposal involve any of the following? If yes, you will need to submit an appropriate contamination assessment with your application. Land where contamination is suspected for all or part of the site? <ul> <li>() Yes</li> <li>() Yes</li> <li>() No</li> </ul> A proposed use that would be particularly vulnerable to the presence of contamination? <ul> <li>() Yes</li> <li>() Yes</li> <li>() No</li> </ul> And/or. Are there trees or hedges on land adjacent to the proposed development site that could influence the development of high the important as part of the local landscape character? <ul> <li>() Yes</li> <li>() Yes</li> <li>() No</li> </ul> And/or. Are there trees or hedges on land adjacent to the proposed development site that could influence the development or high the important as part of the local landscape character? <ul> <li>() Yes</li> <li>() No</li> </ul> () Yes <ul> <li>() No</li> </ul> () Trade Effluent Does the proposal involve the need to object as of the reson-propied cover application. () Yes <ul> <li>() Yes</li> <li>() Yes</li> <li>() No</li> </ul> () No () No<								
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18. Residential Units								
Does your proposal include the gain or loss of residential units? O Yes O No								
10 All Types of Development: Nen residential Electropase								
19. All Types of Development: Non-residential Floorspace								
Does your proposal involve the loss, gain or change of use of non-residential floorspace?								
Existing gross internal floorspace to be floorspace proposed listernal floorspace								
Use class/type of use floorspace floorspace lost by change of use or (including changes of use) following development								
(square metres) (square metres) (square metres) (square metres)								
A1         Shops Net Tradable Area         0.0								
A2         Financial and professional services         0.0         <								
A3         Restaurants and cafes         0.0								
A4         Drinking establishments         202.5         0.0         229.5         229.5								
A5         Hot food takeaways         0.0								
B1 (a)         Office (other than A2)         0.0         0.0         0.0         0.0								
B1 (b)         Research and development         0.0         0.0         0.0         0.0								
B1 (c)         Light industrial         0.0         0.0         0.0         0.0								
B2         General industrial         0.0         0.0         0.0         0.0         0.0								
B8         Storage or distribution         0.0         0.0         0.0         0.0         0.0								

19. All	Types of D	Developmen	t: Non-resident	ial Floorspace (	continued	)					
C1	Hote	ls and halls of re	sidence	0.0			0.0	0.0			0.0
C2	Residential institutions		tions		0.0		0.0		0.0		0.0
D1	Non	-residential insti	tutions		0.0		0.0		0.0		0.0
D2	А	ssembly and lei	sure		0.0		0.0		0.0		0.0
Other		Please Specify	1		0.0		0.0		0.0		0.0
		Total		2	202.5		0.0		229.5		229.5
For hotels	s, residential ir	stitutions and h		onally indicate the lo	-						
	Use Class	Тур	es of use	isting rooms to be los or demol		of use To		proposed (including nges of use)		Net additional ro	oms
-	please comple	ete the following	g information regard								
	Fuisting a surge	1	Full-time	Part-tin	ne			Equivalent number of	f full-tir	ne	
	Existing emp Proposed emp		0	0				0			
21. Hours of Opening         If known, please state the hours of opening for each non-residential use proposed:         Use       Monday to Friday Start Time       Saturday End Time       Sunday and Bank Holidays Start Time       Not Known											
22. Site Area         What is the site area?         00.03         hectares											
23. 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											
24. Hazardous Substances											
Is any hazardous waste involved in the proposal? O Yes  No											
<ul> <li>25. Site Visit</li> <li>Can the site be seen from a public road, public footpath, bridleway or other public land?</li> <li>Yes No</li> <li>If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)</li> <li>The agent Other person</li> </ul>											
26. Cert	tificates (C	ertificate 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 <i>(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)</i> of any part of the land or building to which the application relates.											
		Order ertifies that on the ortifies that on the other series of th	2010 & Regulation ne day 21 days before	n 6 - Planning (Liste re the date of this app	ed Buildings	ody except	myself/the	e applicant was the ow	0	vner is a person wi	th a
	nterest or lease	Order ertifies that on the ortifies that on the other series of th	2010 & Regulation ne day 21 days before	n 6 - Planning (Liste re the date of this app	ed Buildings	ody except	myself/the nich the ap	e applicant was the ow	0	vner is a person wi	tha

26. 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.	ullet						
(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:     Mr     First Name:     Peter     Surname:     Lang							
Person role:     Agent     Declaration date:     27/09/2011     Declaration Made							
27. Declaration         I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.         Date       27/09/2011							