

Application reference: 11/3207/FUL
NORTH RICHMOND WARD

Date application received	Date made valid	Target report date	8 Week date
28.09.2011	29.09.2011	24.11.2011	24.11.2011

Site:

119 - 121 Kew Road, Richmond, ,

Proposal:

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. Fenestration, beer garden and boundary treatment alterations and new roof lanterns.

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

APPLICANT NAME

Riverside House
26 Osiers Road
London
SW18 1NH

AGENT NAME

Mr Peter Lang
F180 RIVERSIDE BUSINESS
CENTRE
HALDANE PLACE
LONDON
SW18 4UQ
UK

DC Site Notice: printed on 07.10.2011 and posted on 14.10.2011 and due to expire on 04.11.2011

Consultations:

Internal/External:

Consultee

14D Urban D

Expiry Date

21.10.2011

Neighbours:

Flat, The Hope Of Richmond, 115 - 117 Kew Road, Richmond, TW9 2PN, - 07.10.2011
36 Rosedale Road, Richmond, TW9 2SX, - 07.10.2011
127A Kew Road, Richmond, TW9 2PN - 07.10.2011
127 Kew Road, Richmond, TW9 2PN, - 07.10.2011
9 Perseverance Place, Richmond, TW9 2PN, - 07.10.2011
8 Perseverance Place, Richmond, TW9 2PN, - 07.10.2011
The Hope, 115 - 117 Kew Road, Richmond, TW9 2PN, - 07.10.2011
4 Shaftesbury Road, Richmond, TW9 2TD, - 07.10.2011
2 Shaftesbury Road, Richmond, TW9 2TD, - 07.10.2011
62 Kew Road, Richmond, TW9 2PQ, - 07.10.2011
60 Kew Road, Richmond, TW9 2PQ, - 07.10.2011
58 Kew Road, Richmond, TW9 2PQ, - 07.10.2011

+ School of 23/11/11

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

Development Management

Status: PCO

Date:

Application: 11/3207/FUL

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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): *Qem*

Dated:

I agree the recommendation:

Team Leader/Development Control Manager

Dated:

*CS. Maird
23.11.1011*

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:

Notes of Telephone calls/discussions/meetings

DATE

ACTION

16/11

Discussed scheme with Hindi Loans in light of the ↑ fourpence.

Noted that Ga PTA - limited increase and not above existing.

11/3207/FUL

Shaftesbury Arms, 19-121 Kew Road, Richmond

Proposal:

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Main development plan policies:

DM DPD Policies DM TC 3, DM TC 4; DM TC 5, DM HD 1, DM HD 3; DM DC 1, DM DC5, DM TP8.

Adopted Core Strategy Policy CP 7.

Supplementary Planning Guidance / Documents including Supplementary Planning Document 'Design Quality'.

Site, history and proposal

The property fronts onto Kew Road with a garden to the rear beyond which are two properties. There are also residential uses on the upper floors of the properties fronting Kew Road, an educational establishment to the north and a further public house (The Hope) to the south.

By way of constraints, the site is located within the Kew Foot Road Conservation Area, the building itself and a number of those surrounding are BTM's, is located in a mixed use area and furthermore the frontage along Kew Road has been designated a secondary shopping frontage.

There has been some planning history at the premises, the most recent and relevant are listed below –

07/0362/FUL Erection of two sub-surface mounted awnings located at the bottom end of the existing patio / beer garden each measuring 4M x 3M x 2.4M high. Granted 28/03/07.

98/1629/FUL Use of ground floor as a part of the adjoining Shaftesbury Arms Public House (no change of use) involving a new shopfront. Granted 4/11/98.

Public representations & Consultation responses -

One letter of objection has been received from 264 Sandycombe Road, Richmond –

- Object to lack of disabled toilet facilities on the ground floor despite the fact that extensive demolition of the building will be made so as to increase the space for customers.
- Ask that at least one toilet with disabled access be incorporated into the ground floor plans.

(Officer Note – following receipt of this objection, the plans were amended to include a toilet suitable for disabled access).

Professional comments

Land Use

Policy DM TC 5 states that uses which support the evening economy such as...pubs...will be supported if –

- a) they are compatible with other town centre policies.

- b) add diversity to the evening economy of those areas identified as requiring diversification (Richmond and Twickenham);
- c) there is not an adverse effect on the amenity of nearby uses and surrounding residential areas, including a cumulative adverse effect.

Given that the application relates to a long established public house it is considered that 'a' and 'b' will not be affected by the proposal. Given that the proposal is considered not to unduly affect the amenities of local residents (see below), it is considered that the proposal complies with the aims and objectives of this policy and no land use concerns arise.

Design

As noted above, the premises are located within a Conservation Area and the application site and a number of surrounding buildings have been designated as Buildings of Townscape Merit. Accordingly, regard is given to the relevant policies in the DM DPD and Core Strategy.

During the course of the application amended plans were received which reduced the height of the roof lanterns proposed at the rear. Overall, noting the location of the majority of the proposals at the rear of the site and subject to appropriate conditions, it is considered that the alterations and extensions are of an acceptable size and visual appearance.

Residential amenity

When assessing the scheme it is necessary to consider the requirements of Policy DM DC 5 (Neighbourliness, Sunlighting and Daylighting). This Policy states that in considering proposals for development the Council will seek to protect adjoining properties from unreasonable loss of privacy, pollution, visual intrusion, noise and disturbance.

To the north-west of the site of the extension and other rear alterations and beyond the 'Beer Garden' are two residential units, Perseverance Place. The proposed extension and other alterations at the rear, given their scale and design, the separation distance and the fact that the extensions would be viewed against the backdrop of the existing building, are considered not to be visually intrusive or result in any undue harm to the residential amenities of these properties.

To the north-east of the application site is the long flank elevation of the educational establishment. There are openings within the flank elevation of this building which face the application site but it is noted that these are fitted with obscure glazing or are solid doors. The proposal involves a new external staircase adjacent to this wall. This staircase would cut across the fire door (albeit with the passageway in between) and would be in close proximity to windows serving a classroom (take from the approved ground floor plan in respect of 06/2686/FUL). However, given the nature of the use and the size of the staircase, it is considered that there would not be any undue adverse impact upon this property.

The kitchen extension would be adjacent to the passageway between the application site and the adjacent pub. There are no windows adjacent to the proposed location of this aspect of the proposals and although the extension would reduce the 'openness' of the passageway, it is considered that there would not be any undue, adverse, impact upon the amenities of the neighbouring building or the users of the passageway. The beer garden in this location would also be reduced in size but given the main outdoor space would be maintained in size, this is not considered to be a significant issue.

Although the proposal would result in an enlarged bar area, given the existing use of the premises, it is considered that there would not be undue concerns in respect of an increase in activity at the premises that would warrant refusing the application.

The existing ventilation ducts are to be retained.

Overall, bearing in mind the existing long standing use of the premises, it is considered that the proposals would not be un-neighbourly or result in any undue harm to the amenities of the area.

Transport.

The Adopted DM DPD Policy TP8 expects that car parking standards are to be met. It is noted that the parking standards for such premises within a CPZ, one off-street parking space is required per 16m² of public area (excluding WC's). The increase in public area is approximately 28m² which would generate an additional off-street parking space which cannot be provided given the site constraints.

However, regard must also be given to the fact that the property is located within a CPZ (Operational Hours Monday to Saturday 10am to 4:30pm (Bank and Public holidays free) and is highly accessible being located within PTAL 6a. Although there would be an additional demand placed on the parking in the area, given the limited increase in floorspace over and above the size of the existing premises, giving considerable weight to the accessibility of the premises and to the fact that the policy states that in areas with a high PTAL level parking provision at a lower level might be appropriate in exceptional circumstances, it is considered that a refusal on this basis would not be sustainable.

Conclusion

The proposed development is acceptable in terms of design, size and siting and would not result in an intrusive form of development to the detriment of the character of the area or the amenities of surrounding properties. Accordingly, the proposal would be seen to preserve the character and appearance of the Conservation Area, the building itself and nor would it harm the setting of adjoining Buildings of Townscape Merit. As such, the proposal would comply with the aims and objectives of Development Management Plan Policies DM TC 3, DM TC 4; DM TC 5, DM HD 1, DM HD 3; DM DC 1, DM DC5 and DM TP8; Core Strategy Policy CP 7 and Supplementary Planning Document 'Design Quality'.

Recommend –
Permission