

Civic Centre, 44 York Street, Twickenham TW1 3BZ  
tel: 020 8891 7300 text phone 020 8891 7120  
fax: 020 8891 7789  
email: envprotection@richmond.gov.uk  
website: www.richmond.gov.uk

**TOWN AND COUNTRY PLANNING ACT 1990: DECISION NOTICE**

Mr James Lloyd  
JLA Limited  
15 Teddington Business Park  
Station Road  
Teddington  
Middlesex  
TW11 9BQ  
United Kingdom

Please contact: Planning Support

Please telephone: 0845 612 2660

Your ref: The Former Railway  
Tavern PH

Our ref:  
DC/SGS/11/1596/FUL/FUL

Letter Printed: 5 December 2011

**FOR DECISION DATED**  
05.12.2011

Dear Sir/Madam

**Applicant:** Mr & Mrs Robert & Hannah Waller

**Agent:** Mr James Lloyd

**WHEREAS** in accordance with the provisions of the Town and Country Planning Act 1990 and the orders made thereunder, you have made an application received on **18 May 2011** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

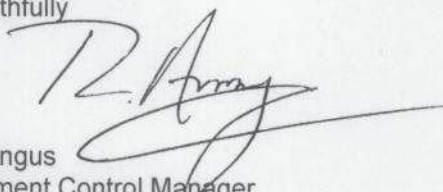
**91 High Street, Hampton Wick, Kingston Upon Thames, KT1 4DG.**

for

**Convert the vacant commercial 'Public House' premises (Use Class A4: Drinking Establishments) to two self-contained flats (Use Class C3: Dwelling Houses), including minor alterations to the rear elevation. Change existing toilet block to rear to green house, additional of glazed roof.**

NOW THEREFORE WE THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF RICHMOND UPON THAMES acting by the Council of the said Borough, the Local Planning Authority HEREBY GIVE YOU NOTICE pursuant to the said Act and the Orders made thereunder that permission to develop the said land in accordance with the said application is hereby **GRANTED** subject to the conditions and informatives summarised and listed on the attached schedule:-

Yours faithfully

  
Robert Angus  
Development Control Manager

|   |   |
|---|---|
| <b>APPLICANT NAME</b><br>Mr & Mrs Robert & Hannah Waller<br>C/O Agent | <b>AGENT NAME</b><br>Mr James Lloyd<br>15 Teddington Business Park<br>Station Road<br>Teddington<br>Middlesex<br>TW11 9BQ<br>United Kingdom |
|---|---|

**SITE:**

91 High Street, Hampton Wick, Kingston Upon Thames, KT1 4DG.

**PROPOSAL:**

Convert the vacant commercial 'Public House' premises (Use Class A4: Drinking Establishments) to two self-contained flats (Use Class C3: Dwelling Houses), including minor alterations to the rear elevation. Change existing toilet block to rear to green house, additional of glazed roof.

**SUMMARY OF CONDITIONS AND INFORMATIVES**

**CONDITIONS:**

|  |   |
|--|---|
| AT01 Development begun within 3 years<br>BD13A Materials to match exist'-be app'd<br>DV18A Refuse arrangements<br>U45939 Code for Sustainable Homes<br>U46053 Restrict Parking Permits | U45940 Approved Drawings<br>U45941 Flood Measures<br>U45937 No reduction in number of units |
|--|---|

**INFORMATIVES:**

U57618 Informatives

## DETAILED CONDITIONS

---

### **AT01 Development begun within 3 years**

The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

### **BD13A Materials to match exist'-be app'd**

The external surfaces of the building(s) (including fenestration) and all areas of hard surfacing, where applicable, shall not be constructed other than in materials to match the existing and in accordance with details/samples of which shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the proposed development is in keeping with the existing building(s) and does not prejudice the appearance of the locality.

### **DV18A Refuse arrangements**

None of the buildings hereby approved shall be occupied until arrangements for the storage and disposal of refuse/waste have been made in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

REASON: To safeguard the appearance of the property and the amenities of the area.

### **U45939 Code for Sustainable Homes**

The dwelling(s) hereby approved shall achieve a Code Level 3 in accordance with the terms of the application & requirements of the Code for Sustainable Homes: Technical Guide (or such national measure of sustainability for house design that replaces that scheme).

REASON: in the interests of promoting sustainable forms of developments and to meet the terms of the application.

### **U46053 Restrict Parking Permits**

Before the development hereby permitted begins a scheme shall be agreed in writing with the local planning authority and be put in place to ensure that, with the exception of disabled persons, no resident occupier of the development shall obtain residents parking permits within any controlled parking zone which may be in force in the area at any time.

REASON: To ensure that the development does not generate an increased demand for on-street car parking to the detriment of the free flow of traffic, the conditions of general safety along the neighbouring highways, the amenity of the area and to accord with the Councils car parking policy and standards.

### **U45940 Approved Drawings**

The development hereby permitted shall be carried out in accordance with the following approved plans and documents, where applicable. 822.10.01.Exg 021, 022, 023, 024, 060, 061, 062, 063; Pln02.001, 021, 022, 023, 024, 060, 061, 062, 063

REASON: To accord with the terms of the application, for the avoidance of doubt and in the interests of proper planning.

### **U45941 Flood Measures**

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA 1.0, Ref: RAB 291SE) and the following mitigation measures detailed within the FRA:

- construction of a retaining wall around basement at the rear of property at 8.04m AOD, as a secondary flood defence.
- Flood-proofing measures detailed on page 6 of the FRA.
- Finished floor levels are set no lower than existing levels.

#### Reason

In accordance with PPS25 and London Borough of Richmond-upon-Thames Strategic Flood Risk

Assessment

#### **U45937 No reduction in number of units**

No alterations shall be made to the two dwelling units hereby approved nor shall they be occupied in any way which would result in a reduction in the number of residential units.

REASON: To ensure that the development continues to contribute to the housing needs of the Borough by the retention of dwellings of a variety of sizes and types.

### **DETAILED INFORMATIVES**

---

#### **U57618 Informatives**

##### **Reason for granting:**

The proposal has been considered in the light of the Development Plan and compliance with Supplementary Planning Guidance as appropriate. The application follows a refusal since which time new policies have been adopted. The loss of the public house is no longer objected to as a result of policy change. The scheme includes a small unit of accommodation and is therefore considered to be acceptable in terms of housing policy. Although basement flats are not normally accepted in Flood Zone 2, in this case the basement already exists, there is a retaining wall and it is felt that the risks can be satisfactorily mitigated by the condition imposed which requires compliance with measure contained within the flood risk assessment. It has been concluded that there is not a demonstrable harm to interests of acknowledged importance caused by the development that justifies withholding planning permission.

##### **Principal Policies:**

The following have been taken into account in the consideration of this proposal:-

Development Management Plan policies: DM SD 1, 2, 6; TC 2, 4; HD 1, 3; HO 4; TP 2, 8; DC 1

##### **Building Regulations:**

The applicant is advised that the erection of new buildings or alterations to existing buildings should comply with the Building Regulations. This permission is NOT a consent under the Building Regulations for which a separate application should be made. For application forms and advice please contact the Building Control Section of the Street Scene department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411).

If you alter your proposals in any way, including to comply with the Building Regulations, a further planning application may be required. If you wish to deviate in any way from the proposals shown on the approved drawings you should contact the Development Control Department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 7300).

##### **Damage to the public highway:**

Care should be taken to ensure that no damage is caused to the public highway adjacent to the site during demolition and (or) construction. The Council will seek to recover any expenses incurred in repairing or making good such damage from the owner of the land in question or the person causing or responsible for the damage.

You are recommended to prepare a survey, including photographs, of the condition of the adjacent public highway, including pavement, which should be agreed with the Local Highway Authority prior to the commencement of work to ensure that damage to the highway is prevented or repaired. Otherwise you and/or your contractor, may be held responsible for any damage found on completion of the works.

If the pavement is already broken or damaged you should contact Traffic and Transport, London Borough of Richmond upon Thames, 44 York Street, Twickenham TW1 3BZ (Telephone 0845 612 2660 and email [streetcare@richmond.gov.uk](mailto:streetcare@richmond.gov.uk)) to arrange a joint inspection of the footway before work commences.

##### **Noise control - Building sites:**

The attention of the applicant is drawn to the requirements of section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise and vibration on construction and demolition sites. Application, under section 61 of the Act for prior consent to the works, can be made to the Environmental Health Department.

Under the Act the Council has certain powers to control noise from construction sites. Typically the council will limit the times during which sites are permitted to make noise that their neighbours can hear.

For general construction works the Council usually imposes (when necessary) the following limits on noisy

## **SCHEDULE OF REASONS FOR APPLICATION**

works:-

Monday to Friday 8am to 6pm

Saturdays 8am to 1pm

Sundays and Public Holidays- No noisy activities allowed

Applicants should also be aware of the guidance contained in British Standard 5228;2009- Noise and vibration control on construction and open sites.

Any enquiries for further information should be made to the Commercial Environmental Health Team, 2nd Floor Civic Centre, 44 York Street, Twickenham TW1 3AB.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 11/1596/FUL