



Our Ref: 12096/sh/tw
Your Ref:
Email: sharper@firstplan.co.uk
Date: 5 October 2012

Planning Department
London Borough of Richmond upon Thames
Civic Centre
44 York Street
Twickenham
Middlesex
TW1 3BZ

Dear Sir,

PLANNING APPLICATION FOR EXTERNAL SEATING AREA AT NANDO'S RESTAURANT, PARK HOUSE, STATION ROAD, TEDDINGTON, TW11 9AD

We have been instructed by our client, Nando's Chickenland Ltd, to submit an application (online via the Planning Portal, ref: PP-02203072) for the placing of external furniture, which includes, tables and chairs, benches and planters, to create an external seating area at the above address. This will allow customers to sit and dine to the front of the restaurant unit on the raised ground floor terrace.

These proposed items will be situated within the private demise of the restaurant unit (as detailed on the plans submitted with the application), and will not be placed on the public highway.

The proposed use of the area as an external seating area to be associated with the restaurant is established, and was considered as part of the various previous permissions at the address (see further details below). The most recent consent relates to the appeal decision ref: APP/L5810/A/11/2161041) (LPA ref: 11/1436/FUL), approved on 15 December 2011 for:

“Demolition of existing studio building and replacement with a four storey building (C3 dwelling/A3 restaurant uses)”

This application should be considered together with the concurrently submitted planning application for new shopfront and signage at the restaurant (Planning Portal ref: PP-02230203).

The application is submitted further to pre-application discussions with Cathy Molloy (Planning Officer at London Borough of Richmond upon Thames Council)

The application comprises:

- Completed forms and Certificate B;
- Copy of Notices;
- CIL Questions Form;
- Design and Access Statement within this covering letter;
- Site Location Plan 1:1250;
- Block Plan 1:500;
- Existing Elevations, Plan and Section Drawing (OOPLN GF 01 Rev B);
- Proposed External Seating Area, Elevations, Plan and Section Drawing (OOPLN GF 03 Rev A);
- Proposed External Lighting Drawing (OOPLN GF 04 Rev A);
- Planter & Bench Detail (OOPLN GF 05);
- Planter & Bench Detail (OOPLN GF 06);
- Site photographs.

The requisite planning fee of £170 has been paid via Planning Portal.

We set out our supporting statement below.

a) Site & Surrounding Area

The application site comprises the Class A3 restaurant unit and external area at Park House, Station Road, Teddington, a 4 storey building, which has recently been constructed. The building is of a modern and contemporary design with residential properties located on the upper floors. Customer access to the site is provided via steps and a ramp from Station Road to an external first floor terrace. It is on the left hand side of this large terraced area that the proposed external seating area will be provided.

The property abuts Station Road and is located to the south of the town centre, adjacent to a Travel Lodge Hotel in an area characterised by a mix of commercial, office, residential and retail uses.

b) Relevant Planning History

Planning application for the restaurant was granted at appeal (PINS ref: APP/L5810/A/11/2161041) (LPA ref: 11/1436/FUL) on 15 December 2011 for:

“Demolition of existing studio building and replacement with a four storey building (C3 dwelling/A3 restaurant uses)”

The permission has no conditions attached that relate to the placement of tables and chairs outside of the restaurant, although the outstanding conditions which are specific to Nando’s occupation, will be submitted concurrently.

c) Application Proposals

The application seeks permission for the placing of external furniture on the raised ground floor terrace to allow customers to sit and dine outside of the Nando’s restaurant. The area will be enclosed with planters, containing a range of plants, and a feature wicker wall to the

rear to provide natural screening for customers using the area. The screening will also improve privacy for occupants of surrounding properties.

d) Planning Policy

The statutory plan for this site comprises the London Borough of Richmond upon Thames Core Strategy, adopted April 2009, and the Development Management Plan adopted November 2011. The Development Management Plan provides detailed policies for the management of development in the Borough. In addition, UDP Policy CCE22 and a number of proposal sites remain 'saved'.

i) Richmond Core Strategy (adopted 2009)

According to the Richmond Core Strategy Proposals Map (adopted 2009), the site is located within the boundary of the Teddington Town Centre and outside, but adjacent to the High Street Teddington Conservation Area and Other Open Land of Townscape Importance.

ii) Development Management Plan (adopted 2011)

Policy DM DC 1 provides general design guidance principles and requires that all development is of a high architectural and urban design quality. Development should be inclusive, respect local character including the nature of a particular road, and connect with, and contribute positively, to its surroundings based on a thorough understanding of the site and its context. In terms of design quality, proposals should be compatible with local character, aesthetic considerations and materials.

Policy DM DC 5 seeks to protect adjoining properties from unreasonable loss of privacy, pollution, visual intrusion, noise and disturbance.

Policy DM OS 3 seeks to protect and enhance land designated as Other Open Land of Townscape Importance. The policy states that proposals on sites outside designated other open land, will be considered in terms of any possible visual impacts on the character and openness of the designated other open land.

Policy DM HD 1 requires that proposals should conserve or enhance the character and appearance of the conservation area.

e) Analysis

The London Borough of Richmond upon Thames Council at present does not have any Supplementary Planning Guidance relating to the placing of tables and chairs, or other external furniture, on private land associated with existing restaurant uses. In the absence of any detailed guidance, this proposal uses the standards that have been deemed acceptable for other external seating areas at Nando's restaurants and the pre-application advice provided by Cathy Molloy (Planning Officer at LB Richmond upon Thames).

The proposed external seating area comprises the external terraced area associated with the new modern and contemporary designed restaurant building situated at Park House,

Station Road, Teddington Town Centre. The principal of the use of the terrace for outside dining, the placing of external furniture thereon, and the potential impact upon pedestrian access and the amenity of local residents, was previously considered and deemed acceptable by the Council at the time that the original application (PINS ref: APP/L5810/A/11/2161041 & LPA ref: 11/1436/FUL) was approved in 2011. Page 9 of the officer's report that accompanied the application states:

“Objections have been made to having tables outside but this would not impede the pavement or have an affect on nearby residents.”

It is clear that the Council has always welcomed and accepted the use of the terrace for outside dining, and has previously considered the potential impact upon pedestrian access and residential amenity. These proposals for external furniture are modest in height and scale and have been sympathetically designed to provide a degree of privacy for customers and surrounding occupants alike. There will be no impact on the views and vistas to and from the nearby Conservation Area and Other Open Land of Townscape Importance will be protected.

As shown on the submitted drawings, the proposals are attractive and modern and will complement the contemporary design of the building. The tables and chairs will have sufficient space between them to allow access for customers and staff. The planters will also introduce greenery and provide screening which will define the extent of Nando's terrace and provide a pleasant and welcoming environment in which customers can dine.

Overall, the proposal will simply provide capacity for customers to sit and dine on the raised ground floor terrace of the restaurant, whilst enjoying an improved level of privacy when compared to the existing. This is as originally intended when the previous applications were considered and subsequently approved.

f) Design and Access Statement

Use

This application proposes the placing of tables and chairs in an external seating area on the existing raised ground floor terrace to allow al fresco dining at the proposed Nando's restaurant at Park House, Station Road, Teddington.

The land is owned by the freeholder of the restaurant and therefore planning permission is only required for the placing of the external furniture. The use, ancillary to the approved A3 main restaurant use, will be unaffected.

Amount and Scale

The application proposes a range of furniture types, including loose tables and chairs, planters, benches and an olive tree in a large plant pot. A wicker screen is proposed to the rear of the seating area, to limit views between the hotel and the seating area.

This quantum of tables and chairs is entirely appropriate to the location and can comfortably and safely be accommodated within the proposed external seating area without leading to overcrowding or compromising customer access or safety.

Layout and Appearance

The tables and chairs will be situated immediately adjacent to the restaurant. The majority of the furniture is not fixed but its layout has been designed to provide an attractive, comfortable and uncluttered area, which will allow ample space for staff and customers to circulate without impeding pedestrian access or the entrance to the restaurant.

The proposed planters will act to screen the proposals from immediate and longer views, providing privacy for customers and surrounding occupants and members of the public alike. The furniture, including the tables and chairs are of a simple design which complements the site's setting and the contemporary design of Park House and are therefore considered acceptable in appearance.

Landscaping

The proposals include new planters (containing a range of plants) and external furniture, which will add interest and provide additional screening for the terraced dining area.

Access

Access to the proposed terrace external seating area is provided via the main entrance steps and ramp to the building. It will be unaffected by the proposals

g) Conclusion

We therefore consider that the proposal is suitable for this location and we respectfully request that planning consent is granted.

In the meantime, we trust that the information enclosed is sufficient to enable the application to be registered, and look forward to receiving confirmation of this shortly. However, should you require anything further, please do not hesitate to contact me.

Yours faithfully,



SAM HARPER
Associate

Enc