

Application reference: 12/2462/FUL
TWICKENHAM RIVERSIDE WARD

Date application received	Date made valid	Target report date	8 Week date
31.07.2012	20.08.2012	15.10.2012	15.10.2012

10.12.12

10.12.12

Site:

The Crown, 174 Richmond Road, Twickenham, TW1 2NH

Proposal:

Erection of single storey brick built extension to existing kitchen on North-East side, incorporating demolition of ~~1 no existing single storey block~~, to form new kitchen. General refurbishment works to interior including reconfiguration of existing toilets and new structural opening to rear. Removal of existing single storey garage.

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

APPLICANT NAME

Mr Richard Brown
C/O The Red Lion
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Horsell
Horsell
Surrey
GU21 4SS
UK

+

AGENT NAME

Mr Ben Westwood
BGW Design Studio
1st Floor
107 Cheapside
London
London
EC2V 6DN

DC Site Notice: printed on 29.08.2012 and posted on 07.09.2012 and due to expire on 28.09.2012

Consultations:

Internal/External:

Consultee

LBRUT Trees Preservation Officer
21D Urban D
LBRUT Environmental Health

Expiry Date

12.09.2012
19.09.2012
12.09.2012

Neighbours:

The Studio Rear Of Orleans Lodge, Richmond Road, Twickenham, TW1 3BJ - 29.08.2012
Flat, The Crown, 174 Richmond Road, Twickenham, TW1 2NH, - 29.08.2012
Flat 2, 93A Crown Road, Twickenham, TW1 3EX - 29.08.2012
Flat 1, 93A Crown Road, Twickenham, TW1 3EX - 29.08.2012
Flat 3, 187 Richmond Road, Twickenham, TW1 2NJ - 29.08.2012
Flat 2, 183 Richmond Road, Twickenham, TW1 2NJ, - 29.08.2012
Flat 1, 183 Richmond Road, Twickenham, TW1 2NJ, - 29.08.2012
Basement Flat, 183 Richmond Road, Twickenham, TW1 2NJ - 29.08.2012
95B Crown Road, Twickenham, TW1 3EX - 29.08.2012
Flat 2, 187 Richmond Road, Twickenham, TW1 2NJ, - 29.08.2012
183 Richmond Road, Twickenham, TW1 2NJ, - 29.08.2012
187 Richmond Road, Twickenham, TW1 2NJ, - 29.08.2012
181 Richmond Road, Twickenham, TW1 3AT, - 29.08.2012
175 Richmond Road, Twickenham, TW1 3AT, - 29.08.2012
173 Richmond Road, Twickenham, TW1 3AT, - 29.08.2012
11 Orleans Road, Twickenham, TW1 3BJ, - 29.08.2012
7 Orleans Road, Twickenham, TW1 3BJ, - 29.08.2012
2 Orleans Road, Twickenham, TW1 3BL, - 29.08.2012
3 Montpelier Row, Twickenham, TW1 2NQ, - 29.08.2012
95 Crown Road, Twickenham, TW1 3EX, - 29.08.2012
93 Crown Road, Twickenham, TW1 3EX, - 29.08.2012
185 Richmond Road, Twickenham, TW1 2NJ, - 29.08.2012

Orleans Lodge, Richmond Road, Twickenham, TW1 3BB, - 29.08.2012
Flat 1, 187 Richmond Road, Twickenham, TW1 2NJ, - 29.08.2012
185A Richmond Road, Twickenham, TW1 2NJ, - 29.08.2012
179 Richmond Road, Twickenham, TW1 3AT, - 29.08.2012
177 Richmond Road, Twickenham, TW1 3AT, - 29.08.2012
13 Orleans Road, Twickenham, TW1 3BJ, - 29.08.2012
9 Orleans Road, Twickenham, TW1 3BJ, - 29.08.2012
5 Orleans Road, Twickenham, TW1 3BJ, - 29.08.2012
3 Orleans Road, Twickenham, TW1 3BJ, - 29.08.2012
1 Orleans Road, Twickenham, TW1 3BJ, - 29.08.2012
4 Montpelier Row, Twickenham, TW1 2NQ, - 29.08.2012
2 Montpelier Row, Twickenham, TW1 2NQ, - 29.08.2012
1 Montpelier Row, Twickenham, TW1 2NQ, - 29.08.2012
95A Crown Road, Twickenham, TW1 3EX, - 29.08.2012

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

<u>Development Management</u> Status: UNK Date:07/09/1990	Application:90/1295/FUL Demolition Of Existing Function Room At Rear. Internal Alterations & Extensions To Rear To Provide Toilets, New Entrances To Kitchen, Disabled Facilities & Car Parking.
<u>Development Management</u> Status: UNK Date:07/09/1990	Application:90/1296/LBC Demolition Of Existing Function Room At Rear. Internal Alterations & Extension To Rear To Provide Toilets, New Entrances & Kitchen, Disabled Facilities & Car Parking.
<u>Development Management</u> Status: UNK Date:24/09/1990	Application:90/1404/CAC Demolition Of Existing Function Room.
<u>Development Management</u> Status: GTD Date:05/03/1992	Application:92/0022/LBC Provision Of Replacement Signs And Lighting And New Pictorial Post.
<u>Development Management</u> Status: GTD Date:05/03/1992	Application:92/0059/ADV Provision Of Externally Illuminated Fascia Signs, Amenity Boards And Post Sign.
<u>Development Management</u> Status: GTD Date:04/02/1994	Application:94/T0109/CA Fell Dead Hawthorn
<u>Development Management</u> Status: GTD Date:07/08/1997	Application:97/1237 Internal Alterations And Replace Existing Doors With New Windows.
<u>Development Management</u> Status: GTD Date:07/08/1997	Application:97/1238 Internal Alterations And Replacement Of Existing Doors With New Windows.
<u>Development Management</u> Status: GTD Date:06/04/1979	Application:78/1566 Formation of new vehicular access.

<u>Development Management</u> Status: REF Date:05/12/1980	Application:80/0497/ADV For Advertisements.
<u>Development Management</u> Status: GTD Date:23/09/1980	Application:80/0635 Use of part of ground floor of Public House as a licensed restaurant.
<u>Development Management</u> Status: GTD Date:20/12/1988	Application:88/2167/LB Demolition of existing outbuilding and erection of building and boundary wall (Amended Plan No. 2883.01A received on 21st October 1988).
<u>Development Management</u> Status: GTD Date:21/11/1988	Application:88/2021 Demolition of existing outbuildings and construction of new storage building and parking spaces. (Amended Plan No.(s) 2883.01A received on 21st October, 1988).
<u>Development Management</u> Status: GTD Date:01/12/2006	Application:06/T0650/TCA T1 - Yew (Taxus baccata) - Reduce in height by 6ft.
<u>Development Management</u> Status: REF Date:23/04/2008	Application:07/3479/LBC Removal of two stained glass windows and replacement with clear glass.
<u>Development Management</u> Status: GTD Date:12/02/2009	Application:09/T0002/TCA T1 - Cherry - 20% reduction
<u>Development Management</u> Status: WDN Date:08/06/2012	Application:12/1153/FUL Erection of a single storey brick extension to existing kitchen on West side, incorporating demolition of 2 no. existing single storey blocks. General refurbishment works to interior including the forming of a new Female W.C block on East side. General refurbishment works to exterior including re-painting of existing facades, new signage and lighting, new bin store as well as a new terrace to rear incorporating a timber pergola.
<u>Development Management</u> Status: WDN Date:08/06/2012	Application:12/1154/LBC Erection of a single storey brick extension to existing kitchen on West side, incorporating demolition of 2 no. existing single storey blocks. General refurbishment works to interior including the forming of a new Female W.C block on East side. General refurbishment works to exterior including re-painting of existing facades, new signage and lighting, as well as a new terrace to rear incorporating a timber pergola.
<u>Development Management</u> Status: PCO Date:	Application:12/2462/FUL Erection of single storey brick built extension to existing kitchen on North-East side, incorporating demolition of 1.no existing single storey block, to form new kitchen. General refurbishment works to interior including reconfiguration of existing toilets and new structural opening to rear. Removal

of existing single storey garage.

Development Management
Status: REC
Date:

Application:12/2463/LBC

Erection of single storey brick built extension to existing kitchen on North-East side, incorporating demolition of 1.no existing single storey blocks, to form new kitchen.
General refurbishment works to interior including reconfiguration of existing toilets and new structural opening to rear.
Removal of existing single storey garage.

Appeal
Validation Date:
17.09.2008
Reference:
08/0112/AP/REF

Removal of two stained glass windows and replacement with clear glass.

Appeal
Validation Date:
17.11.2008
Reference:
08/0136/AP/ENF

Appeal against

Building Control
Deposit Date:
30.05.1997
Reference:
97/0782/FP

Internal alterations to ground floor

Building Control
Deposit Date:
18.04.2012
Reference:
12/0724/IN

Alterations and refurbishment of existing public house

Enforcement
Opened Date:
10.12.1996
Reference:
96/00575/EN

Enforcement Enquiry

Enforcement
Opened Date:
24.08.2007
Reference:
07/0364/EN/LBUW

Enforcement Enquiry

Enforcement
Opened Date:
06.06.2012
Reference:
12/0305/EN/LBUW

Enforcement Enquiry

Constraints:

Professional Comments:

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): *AD*

Dated: *26-10-2012*

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.

Asr
Development Control Manager: *Wortel*

Dated: *12/11/2012*

REASONS:	<i>See CAPS</i>
CONDITIONS:	
INFORMATIVES:	<i>[Handwritten squiggle]</i>
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:

Reference: 12/2462/FUL and 12/2463/LBC
Address: The Crown Pub, 174 Richmond Road

Site and surrounds:

The application site relates to a prominent grade II listed public house located on the south side of Richmond Road at the junction with Orleans Road. The front elevation abuts the pavement onto Richmond Road and there is external seating to the east of the pub, a children's climbing frame structure located to the rear (south) and off-street car parking to the west. A storage building (ref: 88/2021) is located in the car parking area. Several trees are located within and adjacent the boundary of the application site.

The surrounding area is predominantly residential and is characterised by a variety of building types and sizes, including several BTMs.

Proposal:

Several internal and external alterations are proposed, including the following:

External alterations:

- Erection of a timber fenced refuse area to the rear of the building. The existing refuse area adjacent to the north boundary would be relocated as a result.
- Demolition of the existing storage building in the car park (ref: 88/2021) and installation of new parking spaces.
- Erection of new external wall and section of roof (including parapet) to form ground floor extension on the east elevation to create an increased kitchen floor area.
- New lantern style lights to north, east and west elevations.
- New first floor timber sash window to west elevation.
- New timber door to dining hall area – using existing opening.
- New fire exit door to kitchen.
- New felt roofing to cover existing flat roof.
- Extract flue to run flat along the top of the existing flat roof.

Basement level:

- New wall and access door to plant room
- New ceiling and services.

Internal ground floor alterations:

- Removal of doors into the dining area.
- Removal of two internal partitions and installation of new internal partition between male and disabled toilet.
- Removal of a section of partition wall between snug/pub area and the dining hall and side access hallway.
- Rearrangement of internal partition in female toilets.
- Removal of internal wall to create a large kitchen area – erection of new external wall and section of roof to facilitate enlarge kitchen.
- Removal of sections of fitted bar.

First floor:

- Existing unlawful toilets and door openings made good.

Ceiling details:

- Existing ceilings repaired and made good where existing fixtures are removed.
- New lath and plaster ceiling to basement with painted finish.
- New lath and plaster ceiling to boiler room adjacent bathroom.
- New lath and plaster ceiling to ground floor toilets and hallway.
- New hygienic lay in grid ceiling to kitchen.
- Existing service runs utilised for new lighting and fittings.

History:

REF	DESCRIPTION	STATUS
12/1153/FUL	Erection of a single storey brick extension to existing kitchen on West side, incorporating demolition of 2 no. existing single storey blocks. General refurbishment works to interior including the forming of a new Female W.C block on East side. General refurbishment works to exterior including re-painting of existing facades, new signage and lighting, new bin store as well as a new terrace to rear incorporating a timber pergola.	withdrawn by the applicant 08-Jun-2012 for the following reasons: large areas of Victorian fabric being removed internally, projection of the extension to the kitchen, loss of internal features i.e flooring and alteration of original plan layout.
12/1154/LBC	Erection of a single storey brick extension to existing kitchen on West side, incorporating demolition of 2 no. existing single storey blocks. General refurbishment works to interior including the forming of a new Female W.C block on East side. General refurbishment works to exterior including re-painting of existing facades, new signage and lighting, as well as a new terrace to rear incorporating a timber pergola.	withdrawn by the applicant 08-Jun-2012 for the following reasons: large areas of Victorian fabric being removed internally, projection of the extension to the kitchen, loss of internal features i.e flooring and alteration of original plan layout.
07/3479/LBC	Removal of two stained glass windows and replacement with clear glass.	Refused permission 23-Apr-2008. Appeal dismissed on 08-Jan-2009
97/1237	Internal Alterations And Replace Existing Doors With New Windows.	granted permission 07-Aug-1997
88/2167/LB	Demolition of existing outbuilding and erection of building and boundary wall (Amended Plan No. 2883.01A received on 21st October 1988).	granted permission 20-Dec-1988
88/2021	Demolition of existing outbuildings and construction of new storage building and parking spaces. (Amended Plan No.(s) 2883.01A received on 21st October, 1988).	granted permission 21-Nov-1988

Difference between withdrawn and current scheme:

Extension to kitchen area significantly reduced in size, alterations to internal floor plan reduced to an acceptable level, all significant original features are to be retained.

Main Development Plan Policies:

London Borough of Richmond Upon Thames, Development Management Plan policy DM TC4, DM HD1, HD2 and HD3, DM DC1, DM DC5, TP2 and TP8 and Core Strategy CP7, National Planning Policy Framework.

Public and other representations:

Letters have been received from five local residents raising a mixture of support, objection and general observations. The following issues have been raised:

- External lighting. *odor control.*
- Landscaping on boundary of site.
- Removal of the childrens play equipment.
- Previous ownership and associated noise and disturbance from established pub use.
- Rubbish collection times.
- Noise control.
- Location of bin store.
- Demolition of garage.

No requests for the application to be heard by the Planning Committee.

Professional comments:

National Planning Policy Framework advises significance can be harmed or lost through alteration or destruction of the heritage asset. Councils should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance and when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Core Strategy policy CP7 requires all new development to recognise distinctive local character and contribute to creating places of a high architectural and urban design quality that are well used and valued.

Policy DM HD2 states the Council will require the preservation of listed buildings of special architectural or historic interest and seek to ensure that they are kept in a good state of repair. Alterations and extensions should be based on an accurate understanding of the significance of the asset including the structure, and respect the architectural character, historic fabric and detailing of the original building. With alterations, the Council will normally insist on the retention of the original structure, features, material and plan form or features that contribute to the significance of the asset. With repairs, the Council will expect retention and repair, rather than replacement of the structure, features, and materials of the building which contribute to its architectural and historic interest; and will require the use of appropriate traditional materials and techniques.

DM DC1 'Design Quality' states new development must be of a high architectural and urban design quality based on sustainable design principles. Development must 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. DM HD1 states new development (or redevelopment) or other proposals should conserve and enhance the character and appearance of the area.

The key considerations are whether the proposed works would preserve the special architectural character, historic interest and plan form of this grade II listed building.

It is also necessary to assess the impact of the external alterations on the character, appearance and setting of the conservation area together with the impact on neighbour amenity.

The current scheme has been submitted following the withdrawal of a previous application and following continuous negotiations with the Council.

The main external alterations relate to the extension of the existing kitchen area and installation of replacement ducting, refuse storage and lighting. Amended plans have been received and the extension to the kitchen has been significantly scaled down from the withdrawn scheme and would harmonise with the existing flat roof structures and parapet heights. As such the kitchen extension is considered to be an acceptably subservient size and design and would successfully preserve the character of the listed building and conservation area. Material samples of the facing brickwork would be requested by condition to ensure the extension harmonises with the listed building.

Further, the external ducting would run along the flat roof and would be largely screened from view by parapet walls and the two storey elements of the building. As such the proposed flue would not dominate the listed building or conservation area. Further, a condition would ensure the flue is painted a suitable colour to reduce its visual appearance and to control odour and noise.

The timber fenced refuse area to the rear of the building would be free standing and would be of a subservient height so as not to have a negative or dominant impact on the listed building or conservation area. Further, the refuse store would be discreetly located to the rear of the property and would not be unacceptably visible within the surrounding conservation area as a result. Concerns are raised with regard to the size and location of the opening to the refuse store in that it may not be practical to access the number/size of bins required for the pub. Further details would be sought via condition in this regard.

The existing garage would be demolished and whilst this would not require conservation area consent due to the size of the unit, its removal would improve the character of the area and setting of the listed building. Further, the additional parking spaces would not appear out of keeping given they would be provided within an existing car park and the new proposed parking spaces would accord with the Councils SPD with regard to size and manoeuvrability.

All new external doors and windows would be formed of timber and painted to match existing. Further, details will be secured by condition to ensure a high standard of design and it is therefore considered that the replacement doors and windows would preserve the architectural character of the listed building and preserve the setting of the conservation area. The new fire exit door to the kitchen would be discreetly located and would not have a detrimental impact on the listed building or conservation area.

New external lighting would replace an ad hoc arrangement of existing lights in broadly the same location. The proposed lighting would offer a more uniform and traditional appearance in keeping with the design of the listed building and thus preserving the character and setting of the conservation area. Further details of the lighting would be secured by condition – see amenity section below.

With regard to the internal alterations, the removal of non original internal partitions/fittings is supported and would result in later additions being removed and returning several rooms to their original size and plan form (first floor). As such the removal of the non original features would respect the original architectural character, historic fabric and detailing of the listed building and is supported by policy DM HD2.

Overall the proposed internal alterations have been kept to a minimum and would not appear incongruous and would not harm any significant architectural features of the listed building and importantly the original historic fabric and plan form would be retained, repaired and improved to the benefit of the listed building. Further, the area of bar to be removed is non original and is not considered to have a positive impact on the character of the listed building.

With regard to the new partitions and removal of internal walls in the kitchen area it is considered that these would not unacceptably impact on the historic plan form of the listed building as the rooms being altered are service areas and do not feature prominently in the building and are not considered significant historic character features of the pub.

With regard to the removal of the section of wall adjacent the hallway and snug area, an appropriate section of wall would be retained as would sections of the picture rail to delineate the original character and architectural features of the building.

The existing service runs would be utilised for new lighting and fittings ensuring the historic character and integrity of the building is preserved.

Overall, it is therefore considered, that the proposed internal and external alterations would not detract from the special architectural or historic character or plan form of the listed building nor would they harm to the character, appearance and setting of the listed building. *conservation area in general*

Neighbour amenity:

Policy DM DC5 states the Council will seek to protect adjoining properties from unreasonable loss of privacy, pollution, visual intrusion, noise and disturbance.

A number of neighbours have commented on the scheme.

It is important to note that The Crown is an established pub with established opening hours. Any associated noise and activity with the use of the pub ^{at night} cannot be controlled via this application which incorporates alterations to the existing building not the use of the premise. The use ~~intensity~~ as a pub would not change as a result of this application.

The majority of the issues raised relate to the historic use of the pub which is generally regulated by the licensing and environmental health departments and are not material planning considerations within the control of this application.

In addition, several of the objections relate to the demolition of the existing garage and the engineering works involving the structural stability of the boundary wall. This

issue is not a material planning consideration, rather a civil matter between owners of the wall neighbouring the site. It is also noted that due to its overall volume, the existing garage would not require conservation area consent to be demolished. *However a condition is recommended to ensure appropriate boundary treatment elsewhere is to be demolished*
The existing refuse area adjacent to the ^{south} north boundary would be relocated away from the site boundary and further away from residential properties. Further, the refuse area would be screened from views by a timber fence offering a visual and sound barrier for neighbours. The proposed location would be further away from neighbouring properties than existing and would therefore benefit neighbours in terms of noise, disturbance and smells, over the current situation. Further, by virtue of the existing refuse area being open to view from the streetscene and allocated as parking spaces it would not become a dumping ground, as existing.

The new external lighting would replace existing lights in broadly the same location and is therefore deemed acceptable in principle. However, as the existing lights over the external dining area are spot lights and some of the existing external lanterns utilise oblique glass it would be necessary to request further details to determine the luminosity of the proposed lights.

No additional windows would afford any ^{unacceptable} views into the private amenity areas or habitable rooms of any neighbouring properties and the proposed extension to the kitchen by virtue of its height, width, siting and separation from the site boundaries, would not result in any unacceptable amenity concerns for neighbouring residents.

Neighbours have also stressed a degree of concern over proposed external ducting. The environmental health engineer has reviewed the proposed drawings and visited the site and raises no in principle objections to the proposed location and design of the flue subject to further details being submitted by condition. As a result the external ducting/flue can be suitably controlled by the Council to ensure no unacceptable noise or odours affect neighbouring residents. It is also noted that the new ducting system would be of a higher mechanical standard than currently exists at the pub therefore improving on the existing situation. *By reason of its modest scale, height & screening this would not appear unduly intrusive.*

The application also stipulates that the existing childrens play equipment would be removed. This would be welcomed by neighbours who have objected to the use of the equipment in the past, however, this cannot be controlled by the current listed building and planning applications.

Summary:

Listed building Approval:

The proposed alterations would not detract from the special architectural character, *setting, appearance* historic interest or plan form of this ^{and historic} grade II listed building. The development would comply with the aims and objectives of policies DM HD 2 and DM DC1 of the Development Management Plan, Core Strategy policy CP7 and National Planning Policy Framework.

Planning permission approval:

The proposal would not detract from the special architectural character, *appearance, setting* historic interest and setting of this grade II listed building, neighbouring buildings, ^{and} and conservation area and would not result in an undue loss of amenity to neighbouring properties. The development would comply with the aims and objectives of policies DM HD1, HD2 and HD3, DM DC1, DM DC5, TP8 and Core Strategy CP7 and National Planning Policy Framework.

Recommendation: Approve with conditions

All safeguarding conditions to ensure will not compromise the health & amenity of area.