

Application reference: 12/3094/FUL
HAMPTON WARD

DCM

Date application received	Date made valid	Target report date	8 Week date
05.10.2012	05.10.2012	30.11.2012	30.11.2012

Site:

Restaurant Unit , Park House, Station Road, Teddington

Proposal:

Provision of an ~~external seating area~~ and associated fixed furniture and ~~external alterations~~ to *external seating area.*

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

APPLICANT NAME

c/o Firstplan

AGENT NAME

Mr Sam Harper
25 Floral Street
London
WC2E 9DS
United Kingdom

DC Site Notice: printed on 15.10.2012 and posted on 26.10.2012 and due to expire on 16.11.2012

Consultations:

Internal/External:

Consultee

14D Urban D

Expiry Date

29.10.2012

Neighbours:

4A High Street, Teddington, TW11 9AD, - 15.10.2012
 Flat 9, Park House, 4 High Street, Teddington, TW11 9AD, - 15.10.2012
 Flat 8, Park House, 4 High Street, Teddington, TW11 9AD, - 15.10.2012
 Flat 7, Park House, 4 High Street, Teddington, TW11 9AD, - 15.10.2012
 Flat 6, Park House, 4 High Street, Teddington, TW11 9AD, - 15.10.2012
 Flat 5, Park House, 4 High Street, Teddington, TW11 9AD, - 15.10.2012
 Flat 4, Park House, 4 High Street, Teddington, TW11 9AD, - 15.10.2012
 Flat 3, Park House, 4 High Street, Teddington, TW11 9AD, - 15.10.2012
 Flat 2, Park House, 4 High Street, Teddington, TW11 9AD, - 15.10.2012
 Flat 1, Park House, 4 High Street, Teddington, TW11 9AD, - 15.10.2012
 Flat 2, 6 High Street, Teddington, TW11 8EW, - 15.10.2012
 Flat 1, 6 High Street, Teddington, TW11 8EW, - 15.10.2012
 B M T Ltd, Waldegrave Road, Teddington, TW11 8LZ, - 15.10.2012
 5A Station Road, Teddington, TW11 9AA, - 15.10.2012
 5 Station Road, Teddington, TW11 9AA, - 15.10.2012
 Unit 11, Teddington Business Park, Station Road, Teddington, TW11 9BQ, - 15.10.2012
 9 Station Road, Teddington, TW11 9AA, - 15.10.2012
 1 Station Road, Teddington, TW11 9AA, - 15.10.2012
 2 High Street, Teddington, TW11 8EW, - 15.10.2012
 Orlando House, 1 Waldegrave Road, Teddington, TW11 8LZ, - 15.10.2012
 6 High Street, Teddington, TW11 8EP, - 15.10.2012
 7 Station Road, Teddington, TW11 9AA, - 15.10.2012
 3 Station Road, Teddington, TW11 9AA, - 15.10.2012

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

No History Dummy UPRN
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Constraints:

Site, proposal and history:

Park House is a prominent seven storey office building sited at the junction of Station Road and Teddington High Street. The land immediately to the north is part of the Teddington High Street Conservation Area. This building was erected in the early 1960's and over the years has had various alterations in appearance.

Planning permission was granted in January 2011 for conversion of the main building to a 113 bedroom hotel with 70 parking spaces and replacement of the studio annex with a new four storey building fronting Teddington High Street with two storeys of A3 (restaurant) use and three storeys of B1 (office) use (Ref 10/1750/FUL).

A further application was made proposing elevational changes to the four storey building and its use as a restaurant with three stories of flats above rather than offices (11/1436/FUL). This was refused by the Council on land use grounds and a lack of contribution to local infrastructure. The appeal was subsequently allowed.

Applications have been received relating to details of the restaurant unit. This application relates to the raised seating area. There are separate applications for the illuminated company name (12/3091/ADV) and shopfront (12/3090/FUL). The application is for fixed tables and chairs on the terrace area immediately in front of the restaurant.

Public and other representations:

6 letters in favour and 8 letters against have been received, however all of these relate to the merits of the applicant and the merits of having a restaurant in this location. As these matters are not the subject of the application the views expressed cannot be taken into account in assessing this particular proposal.

In addition to the letters mentioned above, one has been received from the occupant of one of the flats above the restaurant. Objections are made on the grounds of the impact of noise from the seating area and smoke from smokers in that area.

The applicant has responded pointing out that the terrace can be used by the restaurant without the need for any further planning permission. The application is for fixed furniture, but using moveable furniture which could be taken indoors at the end of business would not require permission. In the appeal decision which allowed the restaurant and the flats the Inspector stated that use of the terrace by the restaurant would not have an effect on nearby residents. The hours of business are controlled by condition. Takeaways are not allowed by condition.

Professional comments:

The use of this new unit as a restaurant was initially granted by the Council in 2011, although in that case the floors above were to contain offices. The alternative version with flats on the upper floors was approved in an appeal decision in December 2011. The use of the unit as a restaurant has permission and the Council has no control over which company uses it for this purpose.

The following comment is made in the appeal decision: *The restaurant opening hours and prohibition of takeaways is identical to the existing approval and acceptable in the interest of residential amenities.* The residential amenities mentioned would have included the flats above the restaurant and anybody deciding to live in the flats would have been aware of the intended restaurant below. As has been pointed out, even if this application

were to be refused the restaurant could use moveable tables and chairs without planning permission. Consequently it is not considered that refusal on the grounds of residential amenity would be sustainable.

The application includes details of the specifications for the tables and chairs and their locations. No objection is seen to those details. There are also details of planters around the terrace containing soft grass with uplighting, soffit downlighters and recessed step lighting. No objection is seen to these details.

NOTE: Revised plans were submitted some time after the application was made. The applicant was advised that full reconsultation would be required in order for these to be considered. The applicant prefers the original plans to be considered due to time constraints.

DCM

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): JCS

Dated: 29/11/12

I agree the recommendation:

Team Leader/Development Control Manager

[Signature]

Dated: 29.11.12

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.

[Signature]

Development Control Manager: *[Signature]*

Dated: 29/11/12

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:

Professional Comments: