

Planning Statement

Including

Heritage Statement

On behalf of :

71 Richmond Road Ltd

Site at:

**The Old Anchor, 71 Richmond Road,
Twickenham TW1 3AW**



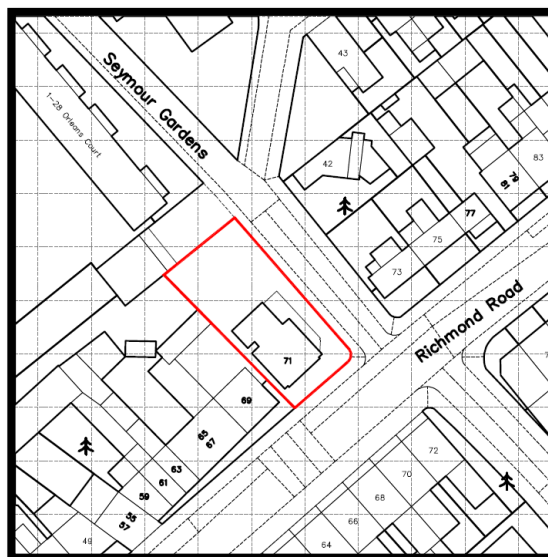
January 2014

1 Introduction

- 1.1 This statement has been prepared in support of the planning application relating to the existing public house at 71 Richmond Road in Twickenham.
- 1.2 Planning consent is sought for the erection of a two storey extension to the rear garden area of the pub and a small ground floor extension to the side of the pub to enable a separate access to the first floor staff flat. The proposed extensions would contain an extension to the existing public house on the ground floor and 3 maisonettes above in the first floor and floorspace above. The existing flat on the first floor is proposed to be extended into the existing roof space and divided to produce two new two-bedroomed flats.
- 1.3 A Design and Access Statement has been prepared and should be read as a whole in addition to this planning statement.
- 1.4 This planning statement seeks to identify the relevant national and local planning policies and to demonstrate that the proposed development is in accordance with these policies.
- 1.5 Paragraphs 6.15 and 6.16 of the statement are concerned with the impact that the proposal would have on the adjacent Conservation Area and comprise the Heritage Statement.

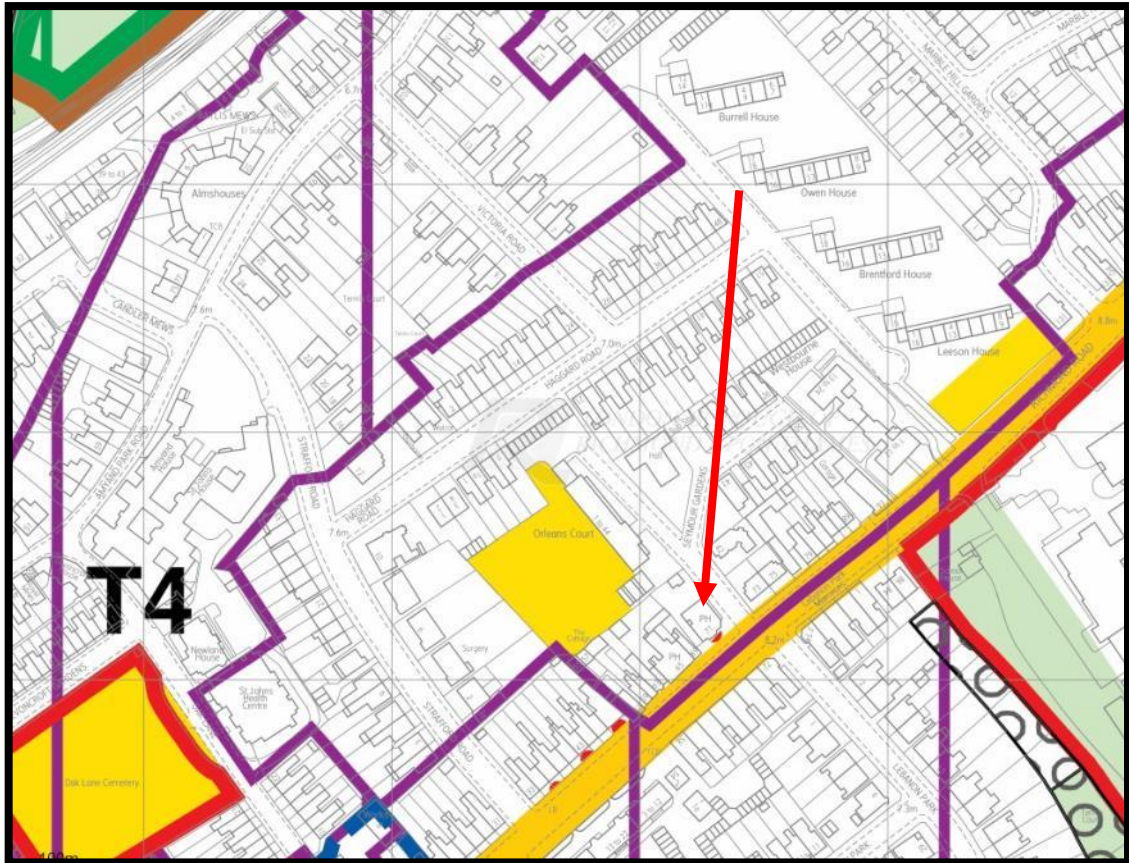
2 Application Site

- 2.1 The application site is a public house on the corner of Richmond Road and Seymour Gardens in Twickenham.

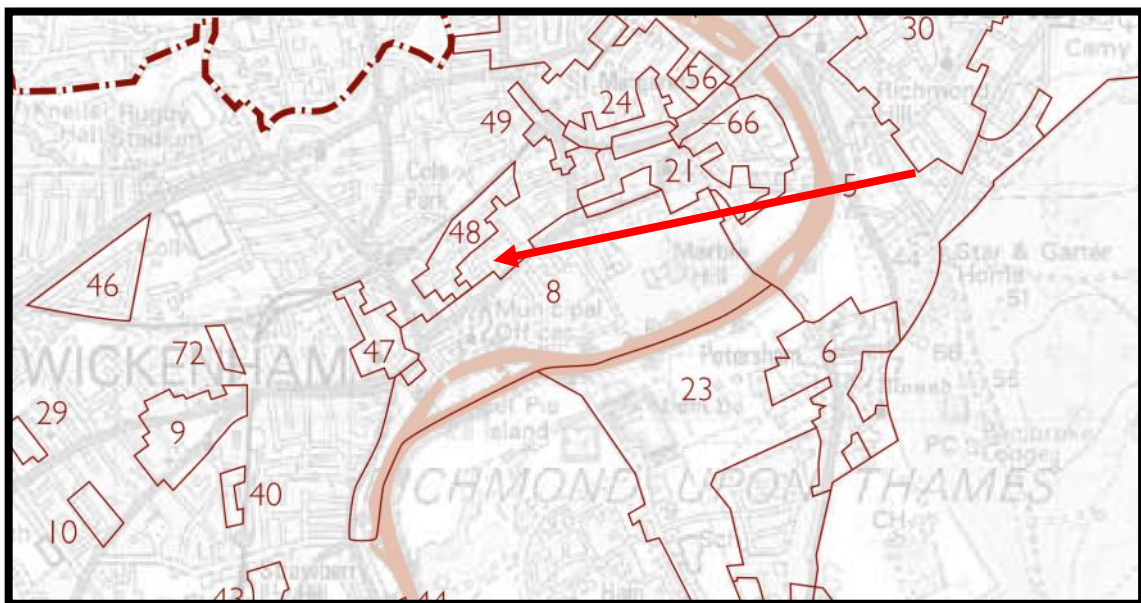


ABOVE: OS Map extract showing the site edged in red.

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Extract of the Core Strategy Proposals map (site is marked with an arrow) showing the site to be outside of but adjacent to the Twickenham Riverside Conservation Area



Extract from conservation areas map with site location arrowed

2.02 The pub is in a mock Tudor style, two storey building with red brick ground floor elevations and faux-timber framing and render to the upper floor and

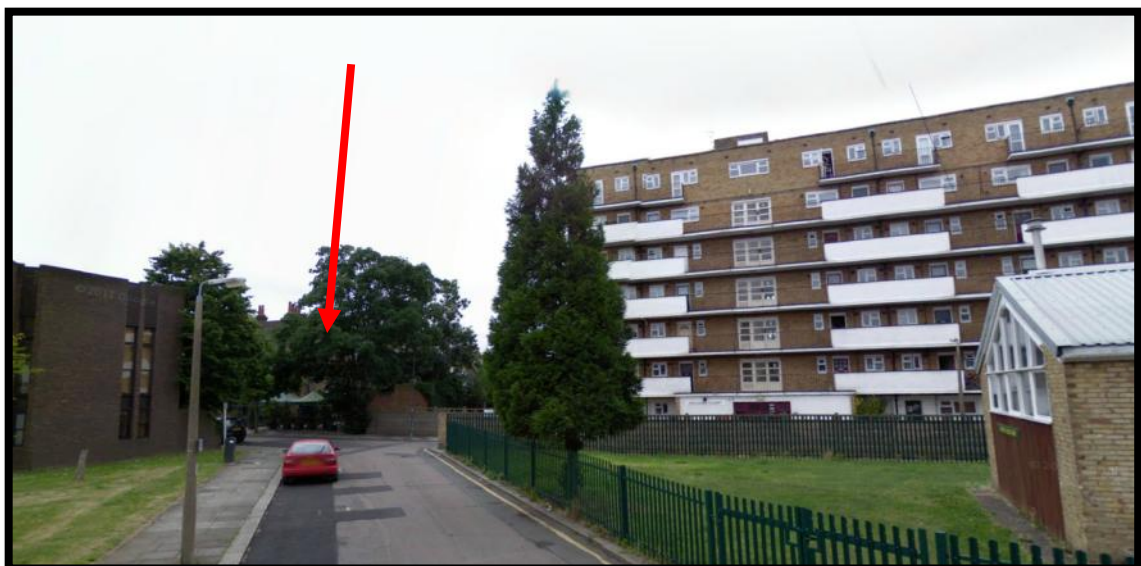
gables. The roof of the main building has a fairly steep pitch and is covered in red tiles.

- 2.03 The site is located on the Richmond Road which is a major thoroughfare in Twickenham and which has a wide a variety of building types and styles. These are generally commercial on the ground floor with a mix of commercial and residential uses above.



Street view of Richmond Road looking west. The application site is on the right of the picture.

- 2.04 To the rear of the site is the seven storey block of residential flats at Orleans Court which dominates the rear garden of the pub and the wider locality.



Above: Orleans Court with application site location arrowed

3 Development Proposals

- 3.01 It is proposed to extend the public house to provide a larger customer area in place of the existing underused pub garden. This extension to the public

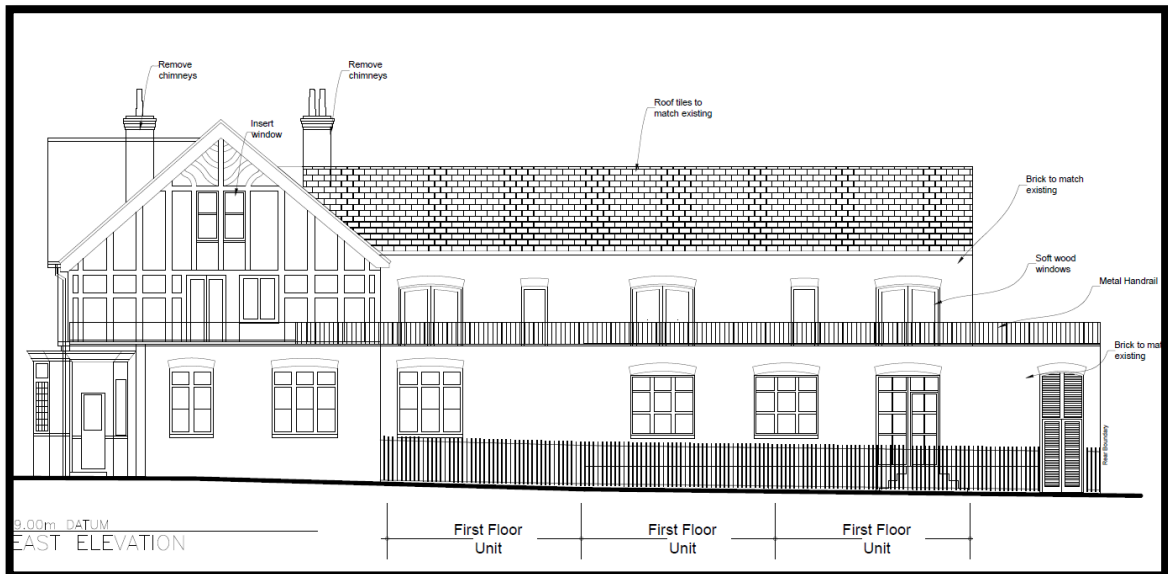
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house was granted planning permission in 2013 under reference 13/1394/FUL. The principle of extending the pub and the design approach that was considered acceptable in the decision to grant planning permission.

3.02 The proposed extension that is the subject of this application would be on two storeys beneath a pitched roof and will match the existing building and the consented single storey extension in terms of materials and design approach. The materials for the walls and windows of the extension would match exactly those of the parent building. Similarly the detailing of the windows and curved window heads are to match exactly those on the adjacent elevation.



Above: Existing east elevation



Above: Proposed east elevation

- 3.02 It is also proposed to create a separate entrance to the flats above the public house by erecting a small extension to the ground floor on the west side of the building, set back from the front elevation.



Above: Front elevation as existing



Above: Front elevation as proposed

4 Planning Issues

Planning Policy

4.01 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

“If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”

4.02 The development plan comprises the London Borough of Richmond Upon Thames Development Management Plan and Core Strategy; and the National Planning Policy Framework

National Planning Policy Framework

- 4.05 The Framework sets out the presumption in favour of sustainable development that runs “as a golden thread” through the town planning system (see Paragraph 14 of the Framework). Paragraph 14 of the Framework continues by stating that where a development is in accordance with a development plan, it should be approved without delay. And where a development plan is silent or its relevant policies are out-of-date, planning permission should be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
- 4.06 The Framework defines sustainable development as development providing economic, social and environmental roles (see paragraph 7). Economic development is specifically encouraged under Framework paragraphs 17, 18 and 19.
- 4.07 Paragraph 187 of the Framework states that local planning authorities should look for solutions rather than problems, and that decision takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. As from 01 December 2012, there is a duty on all local planning authorities to provide a statement on planning application decision notices as to how they have worked with the applicant in a positive and proactive way in line with paragraph 187 of the Framework.

London Borough of Richmond Upon Thames Development Management Plan and Core Strategy

6.08 The following local policies are considered to be most relevant to the determination of the planning application.

Core Strategy Policies

- CP1** Which requires development to maximise the effective use of resources, to be appropriate development for its location, to make the most efficient use of land and to reduce environmental impact.
- CP7** Which requires new development to recognise the local character of the area.
- CP19** Which seeks to support a strong and diverse local economy through *inter alia* retaining land in employment use for business and requiring mixed use developments to retain the existing level of employment floorspace.

Development Management Policies

- DM DC1** Which requires development to be of a high architectural and urban design quality and must respect local character including the nature of a particular road.
- DM DC4** Which seeks to protect and enhance trees within the borough and to require landscaping and planting schemes for new development
- DM DC5** Which seeks to protect adjoining properties from unreasonable loss of privacy, pollution, visual intrusion, noise and disturbance.
- DM DC6** Which encourages well designed and positioned balconies or terraces on upper floor residential units.
- DC HD1** Which requires proposals within or affecting a conservation area to preserve or enhance the character or appearance of the area.
- DM SD1** Which requires all residential development to meet or exceed code for sustainable homes level 3 and to achieve a 40% improvement in carbon dioxide emissions over the 2010 building regulations.

DM TC4

And

DM TC5 Which seek to ensure there is adequate provision of shops and public houses in walking distance around the borough and encourage uses which support the evening economy

DMHO1 Which seeks to resist the loss of existing housing.

DM TP1, TP2 AND TP8

These are all concerned with transport and parking and require development to be reasonable in terms of its impact on highways and parking

Planning considerations

6.09 The main issue to consider in determining the planning application are the scheme's visual impact on the street scene and the adjacent conservation area, the sustainability benefits of the proposal, the standard of accommodation to be provided and the traffic and parking impacts of the development .

Visual Impact

6.10 The scheme is well designed to minimise its visual intrusion into the street scene. The materials and detailing of the building are sympathetic to those of the parent building and this will ensure a harmonious relationship when viewed from the street.

6.11 The proposed extension is designed to be of a scale that will be in keeping with the surrounding buildings and to present an attractive facade to Seymour Gardens.

6.12 The modern design of the dwelling on Seymour Gardens that sits opposite the application site demonstrates that there is a varied architecture to the site's surroundings which would not be harmed by the proposed extension. See photo below



42 Seymour Gardens – Opposite the application site

- 6.13 As mentioned above, the locality is dominated visually by the flats at Orleans Court. In the context of such a large and dominant flat roofed apartment block, the proposed extension would have a negligible impact on the visual quality of the area.
- 6.14 Consequently the proposed development can be seen to accord with the Council's adopted design policies as well as the guidance contained in the National Planning Policy Framework.

Impact on the adjacent conservation area. (Heritage Statement)

- 6.15 The site is outside of the conservation area and any views of the application site from within the conservation area would be fleeting and at an oblique angle from Richmond Road. This is demonstrated in the photograph overleaf.



View of the application site from within the Conservation Area (application site marked with an arrow).

6.16 The application proposals would not harm any views into or out of the Conservation Area and therefore are considered to maintain and preserve its the character and appearance.

Sustainable Benefits

6.17 The National Planning Policy Framework sets out three dimensions to sustainable development, with such development being able to provide for an economic role, a social role and an environmental role. The application scheme meets with all of these criteria.

Economic Role

6.18 The proposed development will provide for an additional 200 sq m of floor area for the public house, while much of this additional space will be taken up by toilets, a new bar and storage areas, this increase will undoubtedly lead to an increase in turnover and trade for the business which is expected to lead to an increase in the number of staff employed by the site. This will make a small but nonetheless significant contribution to the local supply of jobs and the evening economy.

6.19 The National Planning Policy Framework provides specific and active support for proposals that result in economic development (see paragraphs 17 and 19 of the Framework)

Social Role

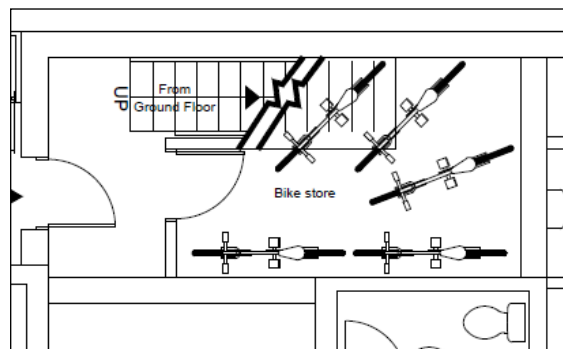
- 6.20 As confirmed in the National Planning Policy Framework (paragraph 70) local shops, pubs and restaurants are a form of community facility, and so help with the delivery of the social, recreational and cultural needs of local communities.
- 6.21 Paragraph 70 of the Framework states that planning decisions should plan positively for the provision of such facilities which provide for the social, recreational and cultural needs of a community.

Environmental Role

- 6.22 The development will have a beneficial impact on the surrounding environment by providing a well designed extension that is in keeping with the appearance of the main building and will not harm the adjacent conservation area. The extension will be built to meet or exceed the latest building regulations and will therefore be efficient in terms of heating, lighting and the use of energy and water.
- 6.23 The site is conveniently located for shops and services and public transport and should be considered as sustainable development. In addition, the new housing will exceed the building regulations in terms of energy use and carbon emissions in accordance with the Council's policies.

Traffic and parking

- 6.24 The proposals do not provide for any off street parking for residents of the development. The site is within the CPZ (zone D) and therefore the proposed new residential dwellings would not have an adverse impact on parking. If there is capacity for additional parking permits to be issued, then the occupiers of dwellings would be free to apply for and receive residents parking permits. If there is a waiting list for Permits, the occupiers of the development would have to join the queue and would only receive a permit when one is issued by the Council. There is no right to a permit and they are only issued by the Council when the Council is satisfied that there is capacity in the local parking provision to accommodate additional residents vehicles.
- 6.25 The site is very well served by public transport and one secure cycle parking space will be provided per dwelling in the ground level lobby.



Extract from proposed plan showing bicycle storage on ground floor

Standard of residential dwellings to be provided and residential amenity

- 6.26 The proposed flats will provide a high standard of accommodation for future occupiers. Four of the five units will have private external terraces. All units will have a good outlook from the living room and the room sizes are generous.
- 6.27 The building regulations regime will ensure that soundproofing between the units and the ground floor pub use will be sufficient to ensure that there is no noise and disturbance from adjoining users.
- 6.28 Sufficient refuse storage will be provided adjacent to the main entrance.
- 6.29 There will be no overlooking of adjacent residential properties from the proposed development as the neighbouring properties to the west are all in commercial use and there are no west facing vertical windows proposed. The main windows in the upper floor projection will face east and will over look the private terraces and the street in Seymour Gardens which lies beyond.

7 Conclusions

- 7.01 The application as proposed would provide a sustainable development that complies with the relevant national planning policies and local planning policies.
- 7.02 As the scheme would not be harmful to the application building or the wider street scene or adjacent conservation area, and in the absence of any other identified harm from the proposals, the presumption in favour of sustainable development as set out in the Framework dictates that the development proposals should be approved without undue delay.
- 7.03 For the reasons set out above we respectfully request that the Council grant planning permission for the scheme described in this statement

Lewis & Co Planning
January 2014