

**Application reference: 18/1166/FUL**  
**NORTH RICHMOND WARD**

Date application received	Date made valid	Target report date	8 Week date
10.04.2018	10.04.2018	05.06.2018	05.06.2018

**Site:**

The Mitre, 20 St Marys Grove, Richmond, TW9 1UY

**Proposal:**

Change of use of existing storage outbuilding at the rear of the site to Pilates studio (D2). Installation of replacement door and windows and new rooflights.

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

**APPLICANT NAME**

Mr John Gallagher  
Flat 11  
3 Cottage Road  
Islington  
n78tp  
United Kingdom

**AGENT NAME**

Mr Hassan Ali  
Unit 11  
3 Cottage Road  
Islington  
N7 8TP

**DC Site Notice:** printed on 17.04.2018 and posted on 27.04.2018 and due to expire on 18.05.2018

**Consultations:**

**Internal/External:**

**Consultee**

LBRUT Transport  
LBRUT Environmental Health

**Expiry Date**

01.05.2018  
01.05.2018

**Neighbours:**

18 Church Estate Almshouses, Sheen Road, Richmond, TW9 1UX, - 17.04.2018  
17 Church Estate Almshouses, Sheen Road, Richmond, TW9 1UX, - 17.04.2018  
16 Church Estate Almshouses, Sheen Road, Richmond, TW9 1UX, - 17.04.2018  
15 Church Estate Almshouses, Sheen Road, Richmond, TW9 1UX, - 17.04.2018  
Flat, The Mitre, 20 St Marys Grove, Richmond, TW9 1UY, - 17.04.2018  
18A St Marys Grove, Richmond, TW9 1UY, - 17.04.2018  
18 St Marys Grove, Richmond, TW9 1UY, - 17.04.2018  
22 St Marys Grove, Richmond, TW9 1UY, - 17.04.2018

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

Development Management

Status: REF  
Date: 13/04/2007

Application: 07/0608/FUL  
Erection of an external white powder coated steel frame canvas canopy at the front of the property, to supply external sheltered seating area to patrons..

Development Management

Status: REF  
Date: 11/03/2013

Application: 13/0070/FUL  
Demolition of existing stable block, single garage and attached storage shed. Reinstatement of boundary wall. Levelling and landscaping to pub garden.

Development Management

Status: REF

Application: 13/0172/CAC

Date: 11/03/2013 Demolition of existing stable block, single garage and attached storage shed.

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Development Management

Status: PCO

Date:

Application: 18/1166/FUL

Change of use of existing storage outbuilding at the rear of the site to Pilates studio (D2). Installation of replacement door and windows and new rooflights.

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Appeal

Validation Date: 13.05.2013

Demolition of existing stable block, single garage and attached storage shed. Reinstatement of boundary wall. Levelling and landscaping to pub garden.

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Reference: 13/0079/AP/REF

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Appeal

Validation Date: 25.06.2013

Demolition of existing stable block, single garage and attached storage shed.

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Reference: 13/00001/CACREF

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Building Control

Deposit Date: 10.03.2009 3 Windows

Reference: 09/FEN00751/FENSA

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Building Control

Deposit Date: 02.04.2009 Installed a Gas Fire

Reference: 09/FEN00269/GASAFE

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Building Control

Deposit Date: 11.12.2012 Circuit alteration or addition in a kitchen/special location Replacement consumer unit Upgrade or alteration to means of earthing

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Reference: 13/ELE00098/ELECSA

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Building Control

Deposit Date: 18.08.2014 2 new windows and 1 new door set

Reference: 14/1915/BN

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Building Control

Deposit Date: 18.10.2016 Install a gas-fired boiler

Reference: 16/FEN03513/GASAFE

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**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

This application is CIL liable  YES\*  NO  
(\*If yes, complete CIL tab in Uniform)

This application requires a Legal Agreement  YES\*  NO  
(\*If yes, complete Development Condition Monitoring in Uniform)

This application has representations online (which are not on the file)  YES  NO

This application has representations on file  YES  NO

Case Officer (Initials): KB.....

Dated: 1/6/18.....

**I agree the recommendation:**

Team Leader/Head of Development Management/Principal Planner

Dated: .....



This application has been subject to representations that are contrary to the officer recommendation. The Head of Development Management has considered those representations and concluded that the application can be determined without reference to the Planning Committee in conjunction with existing delegated authority.

Head of Development Management: .....

Dated: .....

<b>REASONS:</b>
<b>CONDITIONS:</b>
<b>INFORMATIVES:</b>
<b>UDP POLICIES:</b>
<b>OTHER POLICIES:</b>

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**

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**CONDITIONS**

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**INFORMATIVES**

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## Proposal

The proposed scheme is a change of use from A4 Pub to mixed A4 Pub and D2 Pilates Studio; and installation of new door and fenestration.

## Site Description

The subject site is currently occupied by a two storey commercial premises with an existing outbuilding. The site is identified as a Building of Townscape Merit and located in the Sheen Road Richmond Conservation Area. The site is not located within a Flood Zone. The subject site is not located within a centre.

## Planning Policies

### Core Strategy (2009)

CP7 – Maintaining and Improving the Local Environment  
CP19 – Local Business

### Development Management Plan (DMP 2011)

DM DC 1 – Design Quality  
DM DC 5 – Neighbourliness, Sunlighting and Daylighting  
DM HD 1 – Conservation Area  
DM HD 3 – Building of Townscape Merit  
DM TC 4 – Local Shops, Services and Public Houses

### Publication Local Plan (PLP 2017)

LP1 – Local Character and Design Quality  
LP3 – Designated Heritage Assets  
LP4 – Non-Designated Heritage Asset  
LP8 – Amenity and Living Conditions  
LP27 – Local Shops and Services

## Public Representations

The occupants of eight neighbouring properties were consulted as part of this application and no representations were made to Council.

## Assessment

### Acceptability of the change of use

The subject site is currently classed as A4 public house and the existing outbuilding is used for storage which is ancillary to the pub. The site is not located within a centre and is located within 200 metres of a designated mixed use area along Sheen Road.

The proposal seeks a change of use to allow a mixed use development which would convert the existing outbuilding into a pilates studio which is classed as D2. The outbuilding is 23m<sup>2</sup> and the conversion would result in a loss of floor space for the main use of the site.

*Policy LP27 states the Council will resist the loss of public houses. Before accepting the loss of any public house the Council requires satisfactory evidence of full and proper marketing normally for at least 2 years for a full range of appropriate uses (see policy LP 28 Social Infrastructure).*

It is noted that the intention is to retain the public house and convert an existing storage area into a D2 use. The applicant has provided photographs that demonstrate the storage area is currently utilised for personal storage which is unrelated to the pub. Council is satisfied that the pub can continue to function efficiently without the storage area in compliance with DM TC4 and LP27.

It is recommended the proposal is conditionally granted requiring the zoning to revert back to A4 should the proposed use cease. This will protect the long term use of the public house. The application is compliant with policies DM TC4 and LP27.

### Design

*Council's adopted SPD states windows are important features and an inappropriate choice can easily spoil an otherwise satisfactory design.*

It is proposed to replace windows on the front and rear elevations and install new rooflights on the flank of the roofslope. The proposed windows would be the same dimension and siting as the existing. The materials would be conservation grade timber for the replacement windows and conservation grade rooflights. The siting, scale and materials proposed are considered appropriate.

The proposal is considered to have no detrimental impact on the character and appearance of the host dwelling and would be consistent with the SPD, DMP and PLP.

### Amenity

The proposed pilates studio would operate between 7:30 and 19:30 on an appointment basis. It is anticipated there would be no more than four clients at a time and one permanent employee. A pilates studio is considered to be a low impact use in terms of noise particularly based on the patronage described. In light of the current pub usage at the site it is considered that any impacts caused by patrons with regard to noise would be negligible.

The proposed works would replace existing windows and therefore not concerns area raised regarding privacy.

It has been determined that the proposed change of use would not result in any notable amenity impacts and therefore the proposal is acceptable in keeping with the LP8 and DM DC5.

### Parking

At a maximum 5 people including the instructor would utilise the pilates studio at any given time and therefore one parking space needs to be provided. The applicant has provided a Design and Access Statement which identifies a private road as a means for parking and notes that patrons would likely be local resident who would walk to the studio. Additionally, the subject site is located within 400m of North Sheen Railway Station and bus routes along Sheen Road. There are no objections raised to the proposal on the grounds of parking.

### **Conclusion**

The applicant has demonstrated that the proposed mixed use will not impact the viability of the existing public house. The proposed pilates studio is considered to be a low impact use. Additionally, the proposed fenestration would not impact the character of the BTM or the conservation area. The scheme is consistent with the aims and objectives of the Development Management Plan 2011 policies DM DC1, DM DC 5, DM HD 1, DM HD3 and DM TC4; Publication Local Plan policies LP1, LP3, LP4, LP8 and LP27; policy CP7 and CP19 of the Core Strategy 2009.

### **Recommendation:**

It is recommended that application 18/1166/FUL be granted approval subject to conditions.