

Mr Thomas Darwall-Smith
Keystone Planning Limited
C/O Maddox Associates
Second Home Spitalfields
London
E1 5JL

Letter Printed 7 August 2018

FOR DECISION DATED
7 August 2018

Dear Sir/Madam

The Town and Country Planning Act 1990, (as amended)
Decision Notice

Application: 18/1199/FUL
Your ref: The Kings Arms 2
Our ref: DC/TEG/18/1199/FUL/FUL
Applicant:
Agent: Mr Thomas Darwall-Smith

WHEREAS in accordance with the provisions of the Town and Country Planning Act 1990 and the orders made thereunder, you have made an application received on **12 April 2018** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

Kings Arms Hotel Hampton Court Road Hampton East Molesey

for

External alterations comprising removal of existing paint and render and appropriate subsequent treatment, repair windows/doors to front elevation and enlarging window openings at rear.

NOW THEREFORE WE THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF RICHMOND UPON THAMES acting by the Council of the said Borough, the Local Planning Authority HEREBY GIVE YOU NOTICE pursuant to the said Act and the Orders made thereunder that permission to develop the said land in accordance with the said application is hereby **GRANTED** subject to the conditions and informatives summarised and listed on the attached schedule.

Yours faithfully



Robert Angus
Head of Development Management

SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 18/1199/FUL

APPLICANT NAME

C/O Agent

AGENT NAME

Mr Thomas Darwall-Smith
C/O Maddox Associates
Second Home Spitalfields
London
E1 5JL

SITE

Kings Arms Hotel Hampton Court Road Hampton East Molesey

PROPOSAL

External alterations comprising removal of existing paint and render and appropriate subsequent treatment, repair windows/doors to front elevation and enlarging window openings at rear.

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

AT01	Development begun within 3 years
U47269	Materials as submitted
U47268	Approved drawings
U47267	Sample panels of render finish

INFORMATIVES

U26822	Composite Informative
IB01	Listed building consent
U26823	NPPF APPROVAL - Para. 186 and 187

DETAILED CONDITIONS AND INFORMATIVES

DETAILED CONDITIONS

AT01 Development begun within 3 years

The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

U47269 Materials as submitted

No new external finishes (including fenestration), including works of making good, shall be carried out other than in materials as shown on drawings hereby approved.

REASON: To ensure that the proposed development is in keeping with the existing building(s) and does not prejudice the appearance of the locality.

U47268 Approved drawings

The development hereby permitted shall be carried out in accordance with the following approved plans and documents, where applicable.

- Electrical Plan - Front elevation - existing - Rev B - Received 31 July 2018
- Electrical Plan - front elevation - proposed - Rev B- Received 31 July 2018
- Electrical Plan - side elevation - existing - Rev B - Received 31 July 2018
- Electrical Plan - side elevation - proposed - Rev B - Received 31 July 2018
- Electrical Plan - basement 1 - existing - Rev B - Received 31 July 2018
- Electrical Plan - basement 2 - existing - Rev B - Received 31 July 2018
- Electrical Plan - Ground Floor - wall plates and other connections -existing - Rev B - Received 31 July 2018
- Electrical Plan - Ground Floor - Lighting Plan - proposed - Rev B - Received 31 July 2018
- Electrical Plan - Ground Floor - wall plates and other connections - proposed - Rev B - Received 31 July 2018
- Electrical Plan - Ground Floor - Lighting Plan - existing - Rev B - Received 31 July 2018
- Electrical Plan - First Floor - Lighting Plan - existing - Rev B - Received 31 July 2018
- Electrical Plan - First Floor - wall plates and other connections - Existing - Rev B - Received 31 July 2018
- Electrical Plan - First Floor - Lighting Plan - proposed - Rev B - Received 31 July 2018
- Electrical Plan - First Floor - wall plates and other connections - proposed - Rev B - Received 31 July 2018
- Radiator Plan - Ground Floor - Existing Radiator sizes - Rev A - Received 31 July 2018
- Radiator Plan - Ground Floor - Existing radiator locations - Rev A - Received 31 July 2018
- Radiator Plan - Ground Floor - Proposed radiator locations - Rev A - Received 31 July 2018
- Radiator Plan - Second Floor - Existing radiator locations - Rev A - Received 31 July 2018

WBS_KA_E01- Ground Floor Small Power Planning Information Electrical Services - prepared by Werninck Building Services- Received 12 April, 2018

WBS_KA_P01- Basement Planning Information M&E Notes for Planning- prepared by Werninck Building Services- Received 12 April, 2018

WBS_KA_P02- Ground Floor Planning Information M&E Notes for Planning - prepared by Werninck Building Services- Received 12 April, 2018

WBS_KA_RCP01- Ground Floor RCP and Fire Planning Information Electrical Services - prepared by Werninck Building Services- Received 12 April, 2018

19954.1.01- Existing Plans with site inspection comments prepared by Hockley & Dawson- received 12 April 2018

BH- TKA- CCTV- 2F- 02- 02 Second Floor CCTV - Received 29 June, 2018
BH- TKA- FA- 2F- 02- 02 - Second Floor Fire Alarm - Received 29 June, 2018
BH- TKA- AV- GF- 02- 02 - Ground Floor AV - Received 29 June, 2018
BH- TKA- CCTV- GF- 02- 02 - Ground Floor CCTV - Received 29 June, 2018
BH- TKA- FA- GF- 02- 02 - Ground Floor Fire Alarm - Received 29 June, 2018
WBS_KA_MV01 - M&E - Received 29 June, 2018
Listed Building Consent Application 2 - Side Elevation - Existing - Rev E -
Received 05 July, 2018
Listed Building Consent Application 2 - Side Elevation - Existing - Rev E- Received
05 July, 2018
Listed Building Consent Application 2 - Second Floor Plan - Proposed - Rev E 2 -
Received 05 July, 2018
Listed Building Consent Application 2 - Second Floor Plan - Proposed dimensions -
Rev E - Received 05 July, 2018
Listed Building Consent Application 2 - Second Floor Plan - Existing - Rev E -
Received 05 July, 2018
Listed Building Consent Application 2 - Rear Elevation - Proposed - Rev E-
Received 05 July, 2018
Listed Building Consent Application 2 - Rear Elevation- Existing - Rev E- Received
05 July, 2018
Listed Building Consent Application 2 - Main basement Plan - Existing - Rev E -
Received 05 July, 2018
Listed Building Consent Application 2 - Location and site plan rev E- Received 05
July, 2018
Listed Building Consent Application 2 - GroundFloor Plan - Proposed Dimensions -
Rev E- Received 05 July, 2018
Listed Building Consent Application 2 - Ground Floor Plan - Proposed - Rev E-
Received 05 July, 2018
Listed Building Consent Application 2 - Ground Floor Plan - Existing - Rev E-
Received 05 July, 2018
Listed Building Consent Application 2 - Front Elevation- Proposed - Rev E-
Received 05 July, 2018
Listed Building Consent Application 2 - Front Elevation - Existing - Rev E-
Received 05 July, 2018
Listed Building Consent Application 2 - First Floor Plan - Proposed Dimensions -
Rev F- Received 16 July, 2018
Listed Building Consent Application 2 - First Floor Plan - Proposed - Rev F-
Received 16 July, 2018
Listed Building Consent Application 2 - First Floor Plan- Existing- Rev E- Received
05 July, 2018
Listed Building Consent Application 2 - Contents Rev E- Received 05 July, 2018
Listed Building Consent Application 2 - Basement Under Restaurant - Existing Rev E-
Received 05 July, 2018

19954- 1.02 Rev C- Proposed Plans Showing Structural Repairs Required-
Received 16 July, 2018
Electrical Plan- First Floor Plan- Lighting Plan- Proposed - Rev C - Received 31
July 2018
Electrical Plan- First Floor Plan- Wall Plates & Other Connections - Proposed-
Rev C - Received 31 July 2018
Radiator Plan- First Floor Plan - Existing- Rev B - Received 31 July 2018
Radiator Plan- First Floor Plan - Proposed - Rev B - Received 31 July 2018
Listed Building Consent Application 2 - First Floor Plan- Proposed - REV F -
Received 16 July, 2018
Listed Building Consent Application 2 - First Floor Plan- Proposed Dimensions -
REV F - Received 16 July, 2018
WBS_KA_E02 - M&E- First Floor - Small Power REV1 - Received 16 July, 2018
WBS_KA_P03 - M&E - First Floor - REV1 - Planning Information M&E notes for
planning Received 16 July, 2018
WBS_KA_RCP02 - M&E - First Floor - REV1 - RCP & Fire planning information .
Electrical Services Received 16 July, 2018

BH- TKA- GA- 1F- 02- 03 - First Floor FA - REV 3 - Received 16 July, 2018
BH- TKA- FA- 1F- 02 - First Floor Fire Alarm REV 3 - Received 16 July, 2018
Listed Building Consent Application 2 - Lighting Plan- Second Floor Plan - Proposed
REV C - Received 16 July, 2018
Listed Building Consent Application 2 - Second Floor Plan - Wall Plates & Other
Connections - Proposed - REV C SF 01 - Received 16 July, 2018
Radiator Plan - Second Floor Plan - Proposed - REV B - Received 31 July 2018
WBS_KA_E03- 1 - M&E- Second Floor - Small Power Received 16 July, 2018
WBS_KA_P04- 1 - M&E - Second Floor - Planning Information M&E notes for
planning Received 16 July, 2018
WBS_KA_RCP03- 1 - M&E - Second Floor - Planning information . Electrical
Services Received 16 July, 2018

Rear Sash Windows- Rear proposed Elevation- Revision B1- Received 31 July
2018
Rear Sash Windows- Existing Sash Windows- Revision B1- Received 31 July
2018
Rear Sash Windows- proposed Sash Windows- Revision B1- Received 31 July
2018

Documents to be approved

Render Paint Information titled 'TECHNICAL DATA SHEET'- Prepared by KEIM
MINERAL PAINTS LTD- received 29 June, 2018
CCE CE1267 RevA Kings Arms data- Received- 29 June 2018
CCE CE1267 RevA (Basement cold room specification) - Received- 29 June 2018
'Heritage Cast Iron Rainwater Cast Iron Soil Product Guide- Prepared by Cast Iron
Rainwater Limited- Received 29 June 2018
Optyma Plus Brochure- Condenser Unit Prepared by Danfoss Systems and
Assmeblies (annotated)- received 29 June 2018
Danfoss Optyma Plus New Generation Catalogue - Cold Room Prepared by Danfoss
Systems and Assmeblies - received 29 June 2018
Kings Arms Hotel, Hampton Court- Heritage Statement- Prepared by Built Heritage
Consultancy on May 2018- received 18 May 2018
Letter from Stone Edge Historic Building Restoration to Khrystyna Panova Dated 19th
April 2018- Received 18 May 2018
Design and Access Statement (DAS) (Revision C), prepared by CATO Creative-
Received 18 May 2018
Detailed Schedule of Proposals: Rev A- Received 12 April 2018
Structural Investigation Report, ref: 19954 R2 prepared by Hockley & Dawson-
Received 12 April, 2018
Render removal method statement, prepared by Stone Edge- Received 12 April 2018
Basement damp treatment method statement, prepared by Timberwise- Received 12
April 2018
Planning covering letter (statement) dated 11 April 2018- Received 12 April 2018

REASON: To accord with the terms of the application, for the avoidance of doubt and in
the interests of proper planning.

U47267 Sample panels of render finish

Any new render shall not be constructed otherwise than in accordance with details to be
submitted to and approved in writing by the Local Planning Authority, such details to
include sample panels of the external render finish showing the proposed colour,
texture and material thereof.

REASON: To ensure that the proposed development is in keeping with the existing
building and does not prejudice the appearance of the locality.

DETAILED INFORMATIVES

U26822 Composite Informative

Reason for granting:

The proposal has been considered in the light of the Development Plan, comments from statutory consultees and third parties (where relevant) and compliance with Supplementary Planning Guidance as appropriate. It has been concluded that there is not a demonstrable harm to interests of acknowledged importance caused by the development that justifies withholding planning permission.

Principal Policies:

Where relevant, the following have been taken into account in the consideration of this proposal:-

Local Plan (adopted 2018):

- o LP1 Local Character and Design Quality
- o LP3 Designated Heritage Assets
- o LP4 Non-designated Heritage Assets
- o LP5 Views and Vistas
- o LP8 Amenity and Living Conditions
- o LP13 Green Belt and Metropolitan Open Land
- o LP 22 Sustainable Design and Construction
- o LP 45 Parking Standards and Servicing
- o LP27 Local Shops, Services and Public Houses
- o LP40 Employment and Local Economy

Building Regulations:

The applicant is advised that the erection of new buildings or alterations to existing buildings should comply with the Building Regulations. This permission is NOT a consent under the Building Regulations for which a separate application should be made. For application forms and advice please contact the Building Control Section of the Street Scene department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411).

If you alter your proposals in any way, including to comply with the Building Regulations, a further planning application may be required. If you wish to deviate in any way from the proposals shown on the approved drawings you should contact the Development Control Department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411).

Damage to the public highway:

Care should be taken to ensure that no damage is caused to the public highway adjacent to the site during demolition and (or) construction. The Council will seek to recover any expenses incurred in repairing or making good such damage from the owner of the land in question or the person causing or responsible for the damage.

BEFORE ANY WORK COMMENCES you MUST contact the London Borough of Richmond upon Thames, 44 York Street, Twickenham TW1 3BZ, Telephone 020 8891 1411 to arrange a pre-commencement photographic survey of the public highways adjacent to and within the vicinity of the site. The precondition survey will ensure you are not charged for any damage which existed prior to commencement of your works.

If you fail to contact us to arrange a pre commencement survey then it will be assumed that any damage to the highway was caused by your activities and you will be charged the full cost of repair.

Once the site works are completed you need to contact us again to arrange for a post construction inspection to be carried out. If there is no further damage then the case will be closed. If damage or further damage is found to have occurred then you will be asked to pay for repairs to be carried out.

Noise control - Building sites:

The attention of the applicant is drawn to the requirements of section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise and vibration on construction and demolition sites. Application, under section 61 of the Act for prior consent to the works, can be made to the Environmental Health Department.

Under the Act the Council has certain powers to control noise from construction sites. Typically the council will limit the times during which sites are permitted to make noise that their neighbours can hear.

For general construction works the Council usually imposes (when necessary) the following limits on noisy works:-

Monday to Friday 8am to 6pm

Saturdays 8am to 1pm

Sundays and Public Holidays- No noisy activities allowed

Applicants should also be aware of the guidance contained in British Standard 5228:2009- Noise and vibration control on construction and open sites.

Any enquiries for further information should be made to the Commercial Environmental Health Team, 2nd Floor Civic Centre, 44 York Street, Twickenham TW1 3AB.

IB01 Listed building consent

This permission does not act as Listed Building Consent. The applicant is advised of the need to submit a separate Listed Building Application in respect of the works shown on the drawings hereby approved/or for any internal works it is wished to carry out to these premises, including painting or repainting, which would affect the architectural or historic character of this Listed Building. You are reminded that it is a criminal offence to carry out works which affect the architectural or historic interest of a Listed Building without first obtaining Listed Building Consent for those works.

U26823 NPPF APPROVAL - Para. 186 and 187

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, Richmond upon Thames Borough Council takes a positive and proactive approach to the delivery of sustainable development, by:

- o Providing a formal pre-application service
- o Providing written policies and guidance, all of which is available to view on the Council's website
- o Where appropriate, negotiating amendments to secure a positive decision
- o Determining applications in a timely manner.

In this instance:

- o The application was amended following negotiations with the Council to ensure the scheme complied with adopted policy and guidance, and a decision was made without delay.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION
18/1199/FUL
