

Application reference: 18/1199/FUL
HAMPTON WARD

Date application received	Date made valid	Target report date	8 Week date
12.04.2018	18.04.2018	13.06.2018	13.06.2018

10.08.2018

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.

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

APPLICANT NAME

C/O Agent

AGENT NAME

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

DC Site Notice: printed on 20.04.2018 and posted on 27.04.2018 and due to expire on 18.05.2018

Consultations:

Internal/External:

Consultee

21D Urban D
English Heritage 1st Consultation
Hampton Court Palace

Expiry Date

11.05.2018
11.05.2018
11.05.2018

Neighbours:

Flat 1A, Lion Gate, Hampton Court Road, Hampton, East Molesey, KT8 9DD, - 20.04.2018
Lion Gate, Hampton Court Road, Hampton, East Molesey, KT8 9DD, - 20.04.2018

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

Development Management

Status: WDN
Date: 14/09/1995

Application: 95/2457/FUL
Construction Of Raised Forecourt To Front Of Kings Arms Area Already Used As Seating Erection Of Cast Iron Railings And Posts With Cycle Stands

Development Management

Status: GTD
Date: 28/12/1995

Application: 95/2462/LBC
Alterations Including Painting Of Facade Restoration Of Stone Copings, New Lighting, New Ironwork To First Floor Window And New Signage

Development Management

Status: WDN
Date: 14/09/1995

Application: 95/2463/LBC
Construction Of A Raised Forecourt To Front Of Building. Erection Of Cast Iron Railings And Post Cycle Stands

Development Management

Status: GTD
Date: 06/10/1995

Application: 95/2465/ADV
Provision Of Externally Illuminated Free Standing Pole Mounted Hanging Sign On Forecourt And Fascia Signs To Front Elevation

Development Management

Status: GTD Date:14/12/1995	Application:95/3154/FUL Construction Of Raised Forecourt To Front Of Kings Arms; Ere Ction Of Timber Posts With Steel Railings; Cycle Stands; Alt Erations To Pavement
<u>Development Management</u> Status: GTD Date:21/05/1996	Application:95/3154/DD01 Details Pursuant To Condition Ns02 (paving) Of Planning Permission 95/3154/ful Dated 14/12/95
<u>Development Management</u> Status: GTD Date:20/12/1996	Application:96/3732/ADV Erection Of One Non Illuminated And One Externally Illuminated Fascia Sign And One Externally Illuminated Projecting Sign
<u>Development Management</u> Status: GTD Date:10/08/1981	Application:81/0679 Alterations to provide fire exit door and steps at ground floor level at rear of building.
<u>Development Management</u> Status: REF Date:25/03/1983	Application:82/1478 Construction of new roof extension.
<u>Development Management</u> Status: REF Date:25/03/1983	Application:82/1479 Construction of new roof extension.
<u>Development Management</u> Status: REF Date:03/09/1984	Application:83/1547 Construction of a new roof extension to provide additional hotel accommodation. (Amended plans Nos. 8B, 11B and 12B received 2nd July, 1984).
<u>Development Management</u> Status: REF Date:19/09/1985	Application:84/0021 Construction of a new roof extension to provide additional hotel accommodation and associated internal alterations. (Amended plans Nos. 8B, 11B and 12B received 2nd July 1984).
<u>Development Management</u> Status: REF Date:14/06/1985	Application:85/0561 External redecoration, fitting of rails to bays, fascia signs, cost of arms, lanterns, plant troughs, amenity boards, new string course and floodlit inscription over main entrance.
<u>Development Management</u> Status: REF Date:14/06/1985	Application:85/0562/ADV Provision of new illuminated fascia sign at second floor level and floodlit fascia to entrance porch, and non-illuminated 3 dimensional coat of arms and amenity boards.
<u>Development Management</u> Status: REF Date:14/06/1985	Application:85/0563 External redecoration including the fitting of rails to bays, stone plant troughs and new string course, installation of new lanterns.
<u>Development Management</u> Status: GTD Date:18/11/1985	Application:85/0910 Alterations to elevations including recolouring walls, repainting window frames, sashes and inner doors, provision of a coat of arms above entrance, two amenity boards, two lanterns and six black cowl lights to illuminated signs with 2 spotlights to wash entrance, repainting of existing name sign. (Amended plans received on 30th August 1985).
<u>Development Management</u> Status: GTD Date:15/10/1985	Application:85/0911/ADV Externally illuminated amenity boards (2) and fascia board; and three dimensional coat of arms.
<u>Development Management</u> Status: GTD Date:15/04/1986	Application:85/0912 Alterations and general redecoration of front and flank elevations. (Amended plans received on 30th August 1985).
<u>Development Management</u> Status: GTD Date:07/08/1975	Application:75/0627 Enclosure of portico entrance; replace existing ground floor doors with windows.

<u>Development Management</u> Status: GTD Date: 29/09/1975	Application: 75/0694/ADV For Advertisements.
<u>Development Management</u> Status: GTD Date: 12/09/2005	Application: 05/0980/FUL Formation of new side entrance door and enlarge 1 window to end elevation. Internal alterations to form 9 letting bedrooms
<u>Development Management</u> Status: GTD Date: 12/09/2005	Application: 05/0982/LBC Formation of new side entrance and enlarge 1 side window. Internal alterations
<u>Development Management</u> Status: SPL Date: 08/08/2006	Application: 06/1879/ADV [SPLIT DECISION] Refurbishment, relocation and replacing of various illuminated and non illuminated signs.
<u>Development Management</u> Status: GTD Date: 02/10/2006	Application: 06/1879/DD01 Detail pursuant to condition U10896 (type of paint)
<u>Development Management</u> Status: GTD Date: 12/10/2006	Application: 05/0982/DD01 Detail pursuant to condition U06119 (joinery) and U06120 (Screen to stairwell)
<u>Development Management</u> Status: REF Date: 23/04/2007	Application: 07/0787/FUL Erection of two, four meter umbrellas to the outside drinking area at the front of kings Arms
<u>Development Management</u> Status: GTD Date: 13/01/2012	Application: 11/3398/FUL Internal alterations to include relocation of kitchen to ground floor from first floor and convert first floor area into three additional bedrooms. Removal of existing timber framed bathroom extension to rear of property new exposed external wall to be rendered to match existing and insertion of new window. New extract ducting. New external lantern over portico at front entrance.
<u>Development Management</u> Status: GTD Date: 13/01/2012	Application: 11/3403/LBC Internal alterations to include relocation of kitchen to ground floor from first floor and convert first floor area into three additional bedrooms. Removal of existing timber framed bathroom extension to rear of property new exposed external wall to be rendered to match existing and insertion of new window. New extract ducting. New external lantern over portico at front entrance.
<u>Development Management</u> Status: PCO Date:	Application: 18/0497/FUL External alterations comprising repair/re-roof roof, enlarging window openings at rear and lowering of pipework.
<u>Development Management</u> Status: PCO Date:	Application: 18/0498/LBC Internal alterations and reconfiguration to the ground, first and second floor hotel, bar and restaurant and external alterations comprising repair/re-roof roof, enlarging window openings at rear and lowering of pipework.
<u>Development Management</u> Status: PCO Date:	Application: 18/1199/FUL 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.
<u>Development Management</u> Status: PCO Date:	Application: 18/1200/LBC Internal alterations to ground first and second floor hotel, bar and restaurant to deliver mechanical and electrical upgrades, minor structural alterations and repairs, and 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.

<u>Building Control</u> Deposit Date: 11.02.1997	Installation of dumb waiter.refurbishment of tea shop & servery area to lounge bar.
Reference: 97/0189/FP	
<u>Building Control</u> Deposit Date: 03.03.1997	Installation of dumb waiter & refurbishment of tea-shop & servery area to lounge bar.
Reference: 97/0189/1/FP	
<u>Building Control</u> Deposit Date: 21.06.2006	Conversion of first and second floors to letting rooms and refurbishment of public house
Reference: 06/1266/IN	
<u>Building Control</u> Deposit Date: 24.01.2012	Relocate trade kitchen to ground floor and form 3 additional letting bedrooms on first floor, and demolish first floor rear bedroom.
Reference: 12/0143/FP	
<u>Building Control</u> Deposit Date: 09.02.2012	Relocate trade kitchen to ground floor and form 3 additional letting bedrooms on first floor, and demolish first floor rear bedroom.
Reference: 12/0143/FP/1	
<u>Building Control</u> Deposit Date: 18.06.2013	Installed a Gas Boiler
Reference: 13/FEN02543/GASAFE	

<u>Enforcement</u> Opened Date: 24.05.2004	Enforcement Enquiry
Reference: 04/00227/EN	
<u>Enforcement</u> Opened Date: 25.02.2008	Enforcement Enquiry
Reference: 08/0094/EN/UBW	
<u>Enforcement</u> Opened Date: 29.04.2008	Enforcement Enquiry
Reference: 08/0239/EN/ADV	

Recommendation:

The determination of this application falls within the scope of Officer delegated powers - YES / NO

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): TEG

Dated: 03/08/18

I agree the recommendation:

Team Leader/~~Head of Development Management~~/Principal Planner

Dated: 7/8/18 WNC

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:

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

18/1199/FUL

18/1200/LBC

Kings Arms Hotel, Hampton Court Road, Hampton, East Molesey**Site description:**

The application relates to the Kings Arms Hotel, which is a Grade II Listed Building with frontage to the southern side of Hampton Court Road. The application site is located along the northern boundary wall of Hampton Court Palace Park, approximately 10.0m to the west of Lion Gate. The application site occupies an important location within Hampton Court Green Conservation Area due to its close proximity to the Lion Gates access to Hampton Court Gardens which leads to Hampton Court Palace. Hampton Court Palace which is Grade I listed for its international importance.

The site is located within Hampton Court Green Conservation Area (CA11) and Hampton Court Park Conservation Area (CA60).

To the north is Bushy Park Conservation Area (CA61), the Grade 1 landscape of the Historic Park and Garden, which benefits from a number of Listed Buildings and Listed curtilage buildings. Both Hampton Court Park and Bushy Park are designated as Metropolitan Open Land. The adjoining buildings (1 & 2 Lion Gate) are designated as Buildings of Townscape Merit (BTM).

The Kings Arms Hotel building has recently operated as a hotel, restaurant and bar. Presently the business is unoccupied and the building has fallen into disrepair, particularly internally. There is a forecourt parking area and the property is situated within Community Parking Zone (CPZ) H.

Planning history:

The application site has significant planning history. However, the most relevant planning history can be summarised as follows:

Ref	Proposal	Decision	Dec Date
18/0497/FUL	The application seeks Planning Permission for External alterations comprising repair/re-roof roof, enlarging window openings at rear and lowering of pipework and Listed Building Consent for Internal alterations and reconfiguration to the ground, first and second floor hotel, bar and restaurant and external alterations comprising repair/re-roof roof, enlarging window openings at rear and lowering of pipework.	Pending	10/08/2018
18/0498/LBC	The application seeks Planning Permission for External alterations comprising repair/re-roof roof, enlarging window openings at rear and lowering of pipework and Listed Building Consent for Internal alterations and reconfiguration to the ground, first and second floor hotel, bar and restaurant and external alterations comprising repair/re-roof roof, enlarging window openings at rear and lowering of pipework.	Pending	10/08/2018
11/3398/FUL	Internal alterations to include relocation of kitchen to ground floor from first floor and convert first floor area into three additional bedrooms. Removal of existing timber framed bathroom extension to rear of property new exposed external wall to be rendered to match existing and insertion of new window. New extract ducting. New external lantern over portico at front entrance.	Granted Permission	11/01/2012
11/3403/LBC	Internal alterations to include relocation of kitchen to ground floor from first floor and convert first floor area into three additional bedrooms. Removal of existing timber framed bathroom extension to rear of property new exposed external wall to be rendered to match existing and insertion of new window. New extract ducting. New external lantern over portico at front entrance.	Granted Permission	11/01/2012

07/0787/FUL	Erection of two, four meter umbrellas to the outside drinking area at the front of kings Arms	Refused Permission	20/04/2007
05/0982/DD01	Detail pursuant to condition U06119 (joinery) and U06120 (Screen to stairwell)	Granted Permission	12/10/2006
06/1879/DD01	Detail pursuant to condition U10896 (type of paint)	Granted Permission	29/09/2006
06/1879/ADV	[SPLIT DECISION] Refurbishment, relocation and replacing of various illuminated and non illuminated signs.	Decided As A Split Decision	08/08/2006
05/0980/FUL	Formation of new side entrance door and enlarge 1 window to end elevation. Internal alterations to form 9 letting bedrooms	Granted Permission	08/09/2005
05/0982/LBC	Formation of new side entrance and enlarge 1 side window. Internal alterations	Granted Permission	08/09/2005
96/3732/ADV	Erection Of One Non Illuminated And One Externally Illuminated Fascia Sign And One Externally Illuminated Projecting Sign	Granted Permission	20/12/1996
95/3154/DD01	Details Pursuant To Condition Ns02 (paving) Of Planning Permission 95/3154/ful Dated 14/12/95	Granted Permission	21/05/1996
95/3154/FUL	Construction Of Raised Forecourt To Front Of Kings Arms; Ere Ction Of Timber Posts With Steel Railings; Cycle Stands; Alt Erations To Pavement	Granted Permission	11/12/1995
95/2462/LBC	Alterations Including Painting Of Facade Restoration Of Stone Copings, New Lighting, New Ironwork To First Floor Window And New Signage	Granted Permission	05/10/1995
95/2465/ADV	Provision Of Externally Illuminated Free Standing Pole Mounted Hanging Sign On Forecourt And Fascia Signs To Front Elevation	Granted Permission	05/10/1995
85/0911/ADV	Externally illuminated amenity boards (2) and fascia board; and three dimensional coat of arms.	Granted Permission	15/10/1985
85/0912	Alterations and general redecoration of front and flank elevations. (Amended plans received on 30th August 1985).	Granted Permission	15/04/1986
85/0910	Alterations to elevations including recolouring walls, repainting window frames, sashes and inner doors, provision of a coat of arms above entrance, two amenity boards, two lanterns and six black cowl lights to illuminated signs with 2 spotlights to wash entrance, repainting of existing name sign. (Amended plans received on 30th August 1985).	Granted Permission	18/11/1985

Proposal:

The application seeks Planning Permission for External alterations comprising

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

And Listed Building Consent for;

- Internal replacement of mechanical and electrical (M&E), plumbing and heating, replacing uPVC soil pipes with aluminium soil pipes;
- Minor structural repairs and alterations to beams and floors;
- Internal replacement of damaged internal plaster with lime based render;
- Internal basement damp treatment, walk-in cool room, replacement of existing condenser unit, new hot water cylinders, replacement sump pumps, fit new incoming gas main and meter, removal of existing boilers, flues, electrical boards, control boards etc.;
- External replacement of gutters and downpipes;
- New condenser unit in basement;
- External repointing of existing exposed brickwork;
- External, replacement concrete render with lime based render;
- 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.

Main Local Plan policies:

The proposal has been considered having regard to the policies within the Council's Local Plan, in particular:

Local Plan (adopted 2018):

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

Public and other representations:

The application has been advertised by way of site and press notice. No external neighbour representations have been received. Council's Conservation Specialist has reviewed the information submitted with the application and has raised no objections to the proposal. Historic Royal Palaces were consulted as part of this application, no comments or objections were received.

Amendments and further information received:

Further information was requested by Council's Conservation Officer during the application process. As the amendments did not increase the scale of the works or result in any additional impact on residential amenities, a further period of neighbour consultation was not undertaken.

Professional comments:

Procedural matters

It is noted that this application relates to the details outlined in the description of the proposal only. Works proposed under application 18/0497/FUL/ 18/0498/LBC do not form part of this assessment or approval.

The main planning considerations for this application are as follows:

- Principle of Redevelopment (Retention of Public House)
- Design and Heritage;
- Metropolitan Open Land
- Neighbouring amenity;
- Archaeology;
- Transport;
- Sustainable Energy
- Community Infrastructure Levy.

Retention of Public House

Policy LP27 of the Local Plan ensures that the Council will resist the loss of public houses. Policy LP 43 further states that, in relation to visitor accommodation; proposals which result in the loss of bed spaces will be resisted and proposals which increase the number of bed spaces will be supported subject to other Local Plan policies. Proposals will be supported which contribute towards providing a range of visitor accommodation, including small independent hotels and bed and breakfast accommodation, subject to other Local Plan policies.

The submitted existing plans show a provision of 15 bed spaces. The design and access statement outlines that a total of 13 bed spaces are proposed across the first and second floor as part of the development. As such; the refurbishment scheme would result in the net loss of 2 bed spaces.

Given that the proposals do not propose the substantial or complete loss of the heritage asset, it is pertinent to note paragraph 134 of the Framework which states that "*Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal...*" The proposed repair works are not considered to result in 'less than substantial harm' to the designated heritage asset and would preserve and enhance the condition of the Kings Arms Hotel structure - the retention of which, as a Grade II listed heritage asset, is considered to be of public benefit. This combined with the restoration of the building to allow the historic use to be resurrected and for the reopening of a public house; provides a public benefit which is considered to outweigh the loss of 2 hotel bed spaces.

As such, the proposed development is therefore considered to comply with the relevant provisions of the National Planning Policy Framework, and Policies LP3, LP27 and LP43 of the Local Plan (2018).

Design and Heritage

Given the context of the site, the assessment of the proposals shall have regard to s66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which state that "*In considering whether to grant planning permission for development which affects a listed building or its setting the local planning authority...shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*".

Section 12 of the National Planning Policy Framework (2012) together with the Act deal with conserving and enhancing the historic environment. Para. 131 of the NPPF deals with sustaining and enhancing heritage assets, and the desirability for new development to make a positive contribution to local character and distinctiveness.

Paragraph 132 of the National Planning Policy Framework (the Framework) advises that '*great weight should be given to the conservation of a heritage asset in considering the impact of a proposal on its significance. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting and, as heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional.*'

Policy LP 3 of the LP states that "*The Council will require development to conserve and, where possible, take opportunities to make a positive contribution to, the historic environment of the borough*".

The significance (including the settings) of the borough's designated heritage assets, encompassing conservation areas and listed buildings will be conserved and enhanced by the following means [inter alia]:

- 1. Give great weight to the conservation of the heritage asset when considering the impact of a proposed development on the significance of the asset.*
- 3. Resist the change of use of listed buildings where their significance would be harmed, particularly where the current use contributes to the character of the surrounding area and to its sense of place.*

4. Require the retention and preservation of the original structure, layout, architectural features, materials as well as later features of interest within listed buildings, and resist the removal or modification of features that are both internally and externally of architectural importance or that contribute to the significance of the asset.

6. Require, where appropriate, the reinstatement of internal and external features of special architectural or historic significance within listed buildings, and the removal of internal and external features that harm the significance of the asset, commensurate with the extent of proposed development.

7. Require the use of appropriate materials and techniques and strongly encourage any works or repairs to a designated heritage asset to be carried out in a correct, scholarly manner by appropriate specialists.

The submitted Design & Access Statement by Cato Creative dated April, 2018 and Heritage Impact Assessment, prepared by the Built Heritage Consultancy, dated May 2018, Structural Investigation Report Prepared by Hockley and Dawson following inspections undertaken on 26th and 2nd March 2018 and other submitted details provide a condition survey of Kings Arms Hotel, a methodology for repair, and specify materials to be used. A full Schedule of works is provided within 'Detailed schedule of proposals' dated April 2018.

The above has been subject to review by the Council's Urban Design Officer who raises no objections to the proposals and the submitted 'Design & Access Statement' by Cato Creative dated April, 2018 and 'Heritage Impact Assessment', prepared by the Built Heritage Consultancy, dated May 2018 and associated details submitted with the application subject to conditions.

External works

The site is located within the Hampton Court Palace Scheduled Monument which will affect any excavation on or around the site. It backs onto the Hampton Court Grade I listed Registered Historic Park and Garden and is in the Hampton Court Green Conservation Area which takes in the green to the west and all the area between the walls along Hampton Court Road.

External alterations comprise the removal of existing paint and render and appropriate subsequent treatment. The removal methodology, remedial works to the brick substrate and installation of lime-based render coating have been detailed in the 'Statement of Facade Works' Prepared by Stone Edge dated 19th April 2018.

The methodology of removal and remedial works as detailed in the above statement have been reviewed by Council's specialist and would be sympathetic to the original fabric of the listed building. A condition would be placed on the application to ensure measures will be undertaken by the applicants to utilise acceptable materials and colours that serve to enhance the appearance of the listed asset whilst retaining its historic features.

Overall the external changes and the impact on the above designated heritage assets would be sympathetic to the historic environment for reasons detailed in the submitted Design & Access Statement by Cato Creative dated April 2018 and Heritage Impact Assessment, prepared by the Built Heritage Consultancy, dated May 2018.

The proposal also includes the repair of windows/doors to front elevation and enlarging window openings at rear. Details of the proposed replacement sash timber windows have been provided by the applicant in the approved drawings and would be overhauled by a joinery company. No objection is raised as to the design, appearance and materials.

The existing windows are functional metal casements installed in the rebuilt rear wall. The proposal to replace these windows with timber sashes that would be more sympathetic and in keeping with the original historic features of the listed building and would be an enhancement to the building that would retain its significance.

The Council's Conservation officer has confirmed that the proposed works to the windows would result in an enhancement to the building's historic fabric and would retain its aesthetic and historic significance.

Internal works

The main internal alterations under this application include mechanical and electrical upgrades, plumbing and heating to the ground, first and second floor hotel, bar and restaurant. It also includes replacing uPVC soil pipes with aluminium soil pipes. Works also include minor structural repairs and alterations to beams and floors; and internal basement damp treatment, walk-in cool room, replacement of existing condenser unit, new hot water cylinders, replacement sump pumps, fit new incoming gas main and meter, removal of existing boilers, flues, electrical boards, control boards.

Generally, the internal works involve the restoration and repair of original features of which is encouraged. Other works would secure the functional use of the building. The applicants have provided details of the works that would be undertaken with appropriate materials and techniques and the removal of original historic fabric.

The works would ensure the functional use of the listed building while being sympathetic to its historic importance and historic fabric. The details submitted show an accurate understanding of the significance of the heritage asset. The internal proposals would therefore retain and, where relevant, restore and improve the significance of this Grade II Listed Building.

The Council's Conservation officer has confirmed that the proposed internal works as outlined above would result in an enhancement to the building's historic fabric and would retain its aesthetic and historic significance.

As such, the information submitted with the application shows an understanding of the significance of the asset including its structure and historic fabric and detailing. The proposals would secure the retention and repair of the structure with appropriate use traditional materials and techniques.

In order to ensure that the development accords with the submitted detail and suitably enhances the historic fabric and significance of this asset; any permission should be conditioned to ensure that the development is carried out in accordance with the details as submitted.

The proposed development is therefore considered to comply with the relevant provisions of the National Planning Policy Framework, and Policy LP3 of the Local Plan (2018).

Metropolitan Open Land

LP 13 seek to ensure that the Borough's Metropolitan Open Land will be protected and retained in predominantly open use. Appropriate uses include public and private open spaces and playing fields, open recreation and sport, biodiversity including rivers and bodies of water and open community uses including allotments and cemeteries.

The policies state that it will be recognised that there may be exceptional cases where appropriate development such as small-scale structures is acceptable, but only if;

- 1. Does not harm the character and openness of the Metropolitan Open Land; and*
- 2. Is linked to the functional use of the Metropolitan Open Land or supports outdoor open space use; or*
- 3. Is for essential utility infrastructure and facilities, for which it needs to be demonstrated that no alternative locations are available and that they do have any adverse impacts on the character and openness of the Metropolitan Open Land.*

The proposed works will have an appropriate visual finish retaining the character of the Kings Arms Hotel within the Hampton Court MOL. The works would not include any changes to the existing footprint, bulk and massing, retaining a sense of openness.

Any possible visual impacts on the character and openness of the Metropolitan Open Land have been considered and the proposed works would be in accordance with Policy LP 13.

Neighbouring amenity

Policy LP 8 states that in considering proposals for development the Council will seek to protect adjoining properties from unreasonable loss of privacy, pollution, visual intrusion, noise and disturbance. Further, it states that Council will generally seek to ensure that the design and layout of buildings enables sufficient sunlight and daylight to penetrate into and between buildings and that adjoining land or properties are protected from overshadowing in accordance with established standards.

Given the nature of a large portion of the works are internal, it is not considered that the proposal would see any impact on the residential amenities of persons occupying any sites within the vicinity of the Kings Arms Hotel. The proposed amendments to the windows at the front and rear would direct views towards the Hampton Court Park and Garden and towards Hampton Court Road and would not provide any additional opportunities for overlooking or loss of privacy on adjoining sites.

The design and access statement outlines that a total of 13 bed spaces are proposed across the first and second floor as part of the development reducing the number of bed by two. This would decrease the number of persons entering and existing the site reducing any noise and disturbance associated with the use as a Hotel from the existing situation.

The proposal would as such retain the residential amenities of persons occupying sites within the locality and would be in general accordance with Local Plan Policy LP 8.

Archaeology:

Policy LP 7 states that *'The Council will seek to protect, enhance and promote its archaeological heritage (both above and below ground), and will encourage its interpretation and presentation to the public'*

The site is located within an area designated by Heritage England as an Archaeological Priority Area. The Greater London Archaeological Advisory Service has not been consulted as the proposal does not include any works that would require significant ground work. It is therefore considered unlikely that the proposal would result in significant impact to potential archaeological findings within the area.

Transport

Policy LP45 states that *'development, redevelopment, conversions and extension will have to demonstrate that the new scheme provides an appropriate level of off-street parking to avoid an unacceptable impact on on-street parking conditions and local traffic conditions.'*

Given the proposal removes two bedrooms from the Hotel, there is not considered to be any increase in the parking demand from the existing or any additional pressures on the safety and efficiency of the transport network.

Sustainable Energy

Policy LP 22 E of the Local Plan (2018) states with regards to retrofitting that '*High standards of energy and water efficiency in existing developments will be supported wherever possible through retrofitting.*'

While it is regrettable that the proposal would not see the use of the highest standards of sustainable design and construction, given the nature of the works within a Listed Building it is not considered possible that such technology can be used within the heritage asset in this instance and as such has not been requested.

Community Infrastructure Levy

The proposed development would not be liable for the Mayor and Borough Community Infrastructure Levy as the works do not include any additional dwellings or any increase to the footprint of the building.

Recommendation: Grant Listed Building Consent and Planning permission subject to conditions and informatives.