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Mr Gerard Wynne
Andrews & Boyd
24 Old Burlington Street
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Please contact: Lucia Sarisska
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Tel: 020 8891 1411
Date: 12th January 2017

Dear Mr Wynne,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
Site: ROSE OF YORK PUBLIC HOUSE, PETERSHAM ROAD, RICHMOND, TW10 6UY
Proposal: REFURBISHMENT AND EXTENSION OF PUBLIC HOUSE TO PROVIDE GUEST BEDROOMS, ASSOCIATED LANDSCAPING AND SURFACE CAR PARKING.

I write in reference to your application.

Site Description

The application relates to a Rose of York Public House locally listed as a Building of Townscape Merit (BTM) and located in Richmond Hill Conservation Area, Metropolitan Open Land, Thames Policy Area and TPO area. The site is in close proximity to the Petersham Hotel which is a BTM, Petersham Common and Grade II listed Boundary Stone opposite 291 Petersham Road, and within the protected view from Richmond Hill.

Planning History

There is an extensive planning history related to TPOs and advertisement signs, however planning history related to the host building itself includes:

91/1199/FUL External Alterations To Existing Kitchen To Include New Extractor Fan.
Status: granted permission 19-Aug-1991

89/2220/FUL Conversion Of Part First Floor To Provide 9,lettable Bedrooms,relaxation Of Condition 21 Of Planning Permission (89/1094)to Omit 10 Parking Spaces
Status: granted permission 21-Dec-1989

89/1094/FUL Conversion Of Vacant First Floor Area Into 9 Lettable Bedrooms With Bathrooms En Suite,provision Of Access Staircase & 10 Parking Spaces
Status: Unknown - historic data no records 05-Jul-1989

86/1097 Alterations and refurbishment involving erection of a new external stairs, the addition of new balustrades to the existing external stairs and roof terraces and the erection of a first floor extension. Provision of four new car parking spaces and provision of pergolas to courtyard and rear elevation. (Amended plan no. L04A (pp) received 20.10.86).

Status: granted permission 11-Nov-1986

79/0120 Construction of concrete steps and brick wall.

Status: granted permission 26-Jun-1979

78/1328 Alterations and erection of a single storey extension and formation of a terrace and courtyard.

Status: granted permission 24-Jan-1979

78/1328/DD01 Alterations and erection of a single storey extension and formation of a terrace and courtyard. (Detailed drawings landscaping and materials to be used on hard surfaces). Condition No. (a) and 71 of planning permission 78/1328 dated 24/1/79.

Status: granted permission 22-Apr-1980

Proposal

Refurbishment and extension of Public House to provide guest bedrooms, associated landscaping and surface car parking.

Relevant Policies

All Core Strategy, Development Management Plan policies and Supplementary Guidance and Documents are available to view on the Council's website www.richmond.gov.uk. Consideration must also be given to policies in the London Plan and National Planning Policy Statements. Relevant local policies are summarised below:

National Planning Policy Framework (2012)

- Technical Housing Standards - nationally described space standards (2015)

Core Strategy (2009)

- CP1 – Sustainable Development
- CP5 – Sustainable Travel
- CP7 – Maintaining and Improving the Local Environment
- CP10 – Open Land and Parks
- CP20 – Visitors and Tourism

Development Management Plan (2011)

- DM DC1 – Design and layout
- DM DC4 – Trees and Landscape
- DM DC5 – Neighbour amenity
- DM HD1 – Conservation Area
- DM HD2 – Listed Buildings
- DM HD3 – Building of Townscape Merits
- DM HD7 – Views and Vistas
- DM TP2 – Transport and New Development
- DM TP8 – Off-street Parking
- DM HO2 – Infill Development
- DM HO6 – Delivering Affordable Housing
- DM SD1 – Sustainable Construction
- DM SD3 – Retrofitting
- DM SD5 – Living Roofs
- DM SD9 - Protecting Water Resources and Infrastructure
- DM EM 2 – Retention of Employment
- DM TC4 – Local Shops, Services and Public Houses
- DM SI1 – Encouraging New Social Infrastructure Provision

- DM OS2 – Metropolitan Open Land
- DM OS11 – Thames Policy Area

Supplementary Guidance

- SPD 'House Extensions and External Alterations' (2015)
- SPD 'Buildings of Townscape Merit' (2015)
- SPD 'Design Quality' (2006)
- SPD 'Affordable Housing' (2014)
- SPD 'Front Garden and Other Off Street Parking Standards' (2006)
- SPD 'Sustainable Construction Checklist' (2011)
- Emerging Local Plan LP43

Planning Considerations

The key planning issues for consideration include the impact of the proposed development on the character, appearance and setting of the host BTM, adjacent Petersham Hotel and Petersham Common, surrounding Richmond Hill Conservation Area, Metropolitan Open Land and Protected View and neighbouring amenities, environmental impact, the impact on parking provision and the function of the public highway.

CHANGE OF USE

The proposal is to reduce the existing restaurant/pub floorspace and to extend the number of lettable bedrooms by 16 rooms. Given the proposal does not include loss of an existing Public House completely and the floor area lost to new bedrooms would be insignificant, there would be no objection to proposed new bedrooms in principle. Additionally, the provision of additional guest's bedrooms would be supported in accordance to policy CP20 of the Core Strategy (2009) and emerging Local Plan – policy LP43 as the proposed bedspaces would encourage the growth of tourism in the area.

Moreover, use of guests' bedrooms by hotel guests only and restriction to rent out hotel guests' bedrooms to tenants for a longer period time would be secured by a condition as part of any formal planning permission.

EMPLOYMENT

The proposal would include a small reduction of Public House floorspace, however the main use on site (the PH and hotel accommodation) will be maintained or with number of proposed bedrooms improved upon. Consequently, the proposal would not lead to loss of employment on site.

AFFORDABLE HOUSING CONTRIBUTION

Following a report to the Council's Cabinet on 23 June 2016 (item 10 on the Local Plan Pre-Publication Version), the adoption and use of the Pre-Publication Local Plan Affordable Housing policy LP 36 has been agreed for determining planning applications and development management purposes. The policy, set out in Appendix 1 to the Cabinet Report, continues to seek affordable housing contributions from all sites, based on the Council's local circumstances as set out in the Cabinet report (see paragraphs 3.15 to 3.19).

Considering the proposal includes one new self-contained residential unit (the Manager's Flat), an Affordable Housing Contribution would be sought. The commuted sum can be calculated using the pro-forma Annex A to the SPD 'Affordable Housing' (2014). The onus is on applicants to submit the proforma at Annex A along with any supporting information, with an application. However, if the applicant decides to challenge the viability of affordable housing contribution, a Viability Report needs to be submitted with the planning application. This may require independent assessment at the expense of the applicant.

DESIGN

The proposal is to upgrade the guests and staff accommodation element of the converted Public House, remove the disused parking garage and convert the space into guests' bedrooms and add a further wing to the side to create additional guests' bedrooms. There is also a double storey extension proposed to the side of the building facing directly on to Petersham Road.

Parking Garage

The proposed replacement of the 1960's underground garage with a guests' accommodation has been found acceptable in principle. The replacement building would occupy the area of currently unused garage space with an existing green roof which forms a garden for the above Petersham Hotel. An additional glazed courtyard and lightwell (with glazed balustrades) would be introduced to ensure light and air to guest's rooms. The retaining walls on either side would be maintained.

While there is no objection to proposed underground guests' accommodation, there is a concern with regards to loss of almost half of the garden (green roof) serving Petersham Hotel in order to accommodate a lightwell and glazed courtyard. The proposed 2.5m wide and 13m long opening would lead to loss of the garden and to a visual intrusion on the adjacent Petersham Hotel and surrounding Conservation Area.

Moreover, the proposed enclosed lightwell would minimise ventilation to proposed bedrooms and the whole lightwell would potentially cause light spillage on the adjacent Petersham Common. These aspects would need to be assessed by the Council's Ecology Officer.

In the light of above, there is a concern that the proposed glazed courtyard and lightwell, by reason of their scale and nature, would have an adverse impact on the adjacent Petersham Hotel and Petersham Common and the host site itself in terms of visual intrusion and potentially light pollution.

2-storey Side Extension

The proposed 2-storey side extension added to the main building, by reason of its height, width and depth, would not appear subservient to the main host building and it would significantly affect landscape views from the Petersham Road as well as landscape views from the Petersham Hotel. The new wing would close a gap providing an important glimpse of the protected view to the river, from the terrace of the hotel above which would be considered to have an undue impact on the Petersham Hotel, Metropolitan Open Land, Protected View area and Richmond Hill Conservation Area.

Additionally, the proposed 2-storey side extension would lead to loss of footprint and U-shape of the original building which would constitute over-development of the site. There is a need for the host building to remain ancillary to the Petersham Hotel above and consequently the 2-storey side extension has been found unacceptable in principle.

2-storey Extension to Front Wing of Original Building and New Pedestrian Access

The originally proposed replacement of the unsympathetic side external staircase and store/changing room with a double storey extension of the same height as the main building directly facing Petersham Road would be unacceptable. This is due to aim to maintain/reinstate the original footprint of the host building. The additionally proposed (after the formal meeting with the applicant) removal of store/changing room extension completely and introduction of new pedestrian access in the form of stairs instead would improve on the existing pedestrian access arrangements and would enable to end of the building at the entrance to be enhanced visually and reduced in bulk. Moreover, it is advised to accommodate a new staircase and lift internally and preferably within the new extension.

The proposed new pedestrian access from Petersham Road has been found acceptable from a design point of view and its enhancement along with the landscape, including signposting, would improve on the existing access for pedestrians, subject to detailing.

AMENITY

Given the location of the host site in the area without any private residential amenities adjacent to the site, the proposal would have no adverse impact on any neighbouring occupiers in terms of loss of daylight/sunlight, loss of privacy, overbearing or visual intrusion.

TRANSPORT AND PARKING

Some amendments to originally submitted re-configuration of exiting parking have been received during the course of this pre-application and were additionally perused by the Transport Officer. There is no objection to proposed number of parking spaces and the summary of all the received Transport Officer's comments are highlighted below:

- There is a need for all the vehicles to be able to turn around on the site and leave the site in forward gear. There is a requirement to demonstrate the manoeuvring on plans with any formal planning application.
- There is a concern at how long the reversing manoeuvre is for the furthest parking spaces from the nearest turning area, adjacent to the entrance from Petersham Road. This point is required to be justified.
- It has been demonstrated that vans can reverse into the spaces and leave the site in forward gear. However, there is a need for the applicant to demonstrate that vans would be able to turn around on site and leave the site in forward gear when all parking spaces are occupied. Additionally, clarification of a loading bay location is required.
- Refuse/recycle storage and cycle storage need to be shown on plans and they need to be enclosed, secured and weatherproof. There is no objection to covered and secured bicycle storage, subject to design detailing.
- The new pedestrian access from Petersham Road would reduce number of visitors accessing the Public House through the existing car park which has been found unacceptable in terms of health and safety. However, there is no need to introduce a ramp as part of the new pedestrian access as disable users are able to access the site via existing car park.
- Improvements to existing sightlines are required given the increase in vehicle spaces and movements.
- Considering the site does not fall within a CPZ, no parking permits on any description would be issued to users of the site once planning permission is granted.
- A transport Statement is required showing that the proposed parking will be able to accommodate the traffic generation from the development with any formal planning application.
- A Construction Method Statement in draft is required to be submitted with any formal planning application.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

The following development types will be liable to pay CIL:

- Development comprising 100 square metres or more of gross new build internal floor space;

- Development of less than 100 square metres of gross new build internal floor space that results in the creation of one or more dwellings.

Based on the above, the proposed scheme will be CIL liable and more information on CIL can be found here www.richmond.gov.uk/community_infrastructure_levy

SUSTAINABILITY

The applicant is required to demonstrate that new guests' and staff accommodation would reduce adverse environmental impact by using resources efficiently. The application must conform to the Sustainable Construction Checklist and submit the document to the Council with any application and together with BREEAM Pre-Assessment and Energy Report in order to demonstrate that the development would achieve water efficiency, that development measures are capable of mitigating and adapting to climate change (materials, design, landscaping, standard of construction and operation) and are able to achieve reduction in carbon dioxide emissions.

TREES

The proposed scheme shows a development of the currently developed built area, therefore the extension to the rear will not have any impact on any trees. With the side extension towards the Petersham Common, the Council would require a Tree Constraints Plan to understand the relationship and to ensure the work would not be detrimental to any significant trees.

The Council finds no principle objection to the proposed 2-storey extension, however, as above, there is a need to understand the relationship between the proposed extension and the edge trees at Petersham Common. As above, a Tree Constraints Plan to understand the relationship is required to be submitted with any formal application and to ensure the work will not be detrimental to the trees.

ECOLOGY

Given the site is adjacent to a Petersham Common, a Preliminary Ecological Appraisal (and extended if appropriate) and External Lighting Scheme (including lamp specification, location and lux contours map - horizontal and vertical - and comparison to current light spill) would be required to be submitted as part of any formal planning application.

Moreover, detailed landscaping plans, including specification and maintenance of plans, need to be submitted as part of formal planning application in order to assess any impact on the species on the site (bats/birds).

SUMMARY

There is a principle objection to additional 2-storey side extension which would lead to loss of protected view to the river from the Petersham Hotel and view to the Petersham Hotel from the river, to 2-storey extension to the front wing leading to loss of original footprint of the host building and to loss of a significant area of existing garden (green roof) to the rear of the Petersham Hotel.

There is no objection to replacement of an existing unused underground garage with new guests' accommodation and associated landscaping and parking, subject to further detailing and assessment of impact of the proposal on the adjacent trees, natural species, visitors, parking vehicles and traffic itself.

Finally, it is required to address the current environmental and affordable housing contribution policies with any formal planning application.

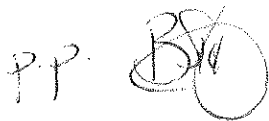
Without prejudice

Any given advice by Council Officers from pre-application enquiries does not constitute a formal response or decision of the Council with regard to future planning consents. Any views or opinions

expressed are given in good faith and to the best of ability without prejudice to formal consideration of any planning application, which was subject to public consultation and ultimately decided by the Council. You should therefore be aware that officers cannot give guarantees about the final form or decision that will be made on your planning or related applications.

Although the advice note will be brought to the attention of an officer acting under delegated powers, it cannot be guaranteed that it will be followed in the determination of future related planning applications and in any event circumstance may change or come to light that could alter the position. It should be noted that if there has been a material change in circumstances or new information has come to light after the date of the advice being issued then less weight may be given to the content of the Council's pre-application advice of schemes. You are also advised to refer to local and national validation checklist on the Council's website.

Yours sincerely,

Handwritten signature of Rob Angus, consisting of the initials 'R.A.' and a stylized 'A'.

Mr Rob Angus
Development Control Manager
London Borough of Richmond Upon Thames