

Application reference: 22/1412/LBC TWICKENHAM RIVERSIDE WARD

Date application received	Date made valid	Target report date	8 Week date
04.05.2022	09.05.2022	04.07.2022	04.07.2022

Site:

The Crown, 174 Richmond Road, Twickenham, TW1 2NH

Proposal:

Alterations to trade areas of public house including decorations, re-upholstery, lighting changes, alteration to height of threshold, new radiator casings

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

APPLICANT NAME

Kirkby
26 Osiers Road
Wandsworth
London
SW18 1NH
UK

AGENT NAME

Kate Nolan
13 St Marys Plave
London
W5 5HA
UK

DC Site Notice: printed on 09.05.2022 and posted on 20.05.2022 and due to expire on 10.06.2022

Consultations:**Internal/External:****Consultee**

21D Urban D

Expiry Date

30.05.2022

Neighbours:

-

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

Status: UNK

Date:07/09/1990

Application:90/1295/FUL

Demolition Of Existing Function Room At Rear. Internal Alterations & Extensions To Rear To Provide Toilets, New Entrances To Kitchen, Disabled Facilities & Car Parking.

Development Management

Status: UNK

Date:07/09/1990

Application:90/1296/LBC

Demolition Of Existing Function Room At Rear. Internal Alterations & Extension To Rear To Provide Toilets, New Entrances & Kitchen, Disabled Facilities & Car Parking.

Development Management

Status: UNK

Date:24/09/1990

Application:90/1404/CAC

Demolition Of Existing Function Room.

Development Management

Status: GTD

Date:05/03/1992

Application:92/0022/LBC

Provision Of Replacement Signs And Lighting And New Pictorial Post.

Development Management

Status: GTD

Date:05/03/1992

Application:92/0059/ADV

Provision Of Externally Illuminated Fascia Signs, Amenity Boards And Post Sign.

<u>Development Management</u> Status: GTD Date:04/02/1994	Application:94/T0109/CA Fell Dead Hawthorn
<u>Development Management</u> Status: GTD Date:07/08/1997	Application:97/1237 Internal Alterations And Replace Existing Doors With New Windows.
<u>Development Management</u> Status: GTD Date:07/08/1997	Application:97/1238 Internal Alterations And Replacement Of Existing Doors With New Windows.
<u>Development Management</u> Status: GTD Date:06/04/1979	Application:78/1566 Formation of new vehicular access.
<u>Development Management</u> Status: REF Date:05/12/1980	Application:80/0497/ADV For Advertisements.
<u>Development Management</u> Status: GTD Date:23/09/1980	Application:80/0635 Use of part of ground floor of Public House as a licensed restaurant.
<u>Development Management</u> Status: GTD Date:20/12/1988	Application:88/2167/LB Demolition of existing outbuilding and erection of building and boundary wall (Amended Plan No. 2883.01A received on 21st October 1988).
<u>Development Management</u> Status: GTD Date:21/11/1988	Application:88/2021 Demolition of existing outbuildings and construction of new storage building and parking spaces. (Amended Plan No.(s) 2883.01A received on 21st October, 1988).
<u>Development Management</u> Status: GTD Date:19/05/1958	Application:58/0190 Extension and improvements to car park.
<u>Development Management</u> Status: GTD Date:21/10/1958	Application:58/0738 The provision of additional lavatory accommodation.
<u>Development Management</u> Status: REF Date:27/05/1971	Application:71/0180 Formation of extension to the existing car park.
<u>Development Management</u> Status: REF Date:30/08/1972	Application:71/2559 Formation of extension to the existing car park.
<u>Development Management</u> Status: GTD Date:01/12/2006	Application:06/T0650/TCA T1 - Yew (Taxus baccata) - Reduce in height by 6ft.
<u>Development Management</u> Status: REF Date:23/04/2008	Application:07/3479/LBC Removal of two stained glass windows and replacement with clear glass.
<u>Development Management</u> Status: GTD Date:12/02/2009	Application:09/T0002/TCA T1 - Cherry - 20% reduction
<u>Development Management</u> Status: WDN Date:08/06/2012	Application:12/1153/FUL Erection of a single storey brick extension to existing kitchen on West side, incorporating demolition of 2 no. existing single storey blocks. General refurbishment works to interior including the forming of a new Female W.C block on East side. General refurbishment works to exterior including re-painting of existing facades, new signage and lighting, new bin store as well as a new terrace to rear incorporating a timber pergola.
<u>Development Management</u> Status: WDN Date:08/06/2012	Application:12/1154/LBC Erection of a single storey brick extension to existing kitchen on West side, incorporating demolition of 2 no. existing single storey blocks. General refurbishment works to interior including the forming of a new Female W.C block on East side. General refurbishment works to exterior including re-painting of existing facades, new signage and lighting, as well as a new

terrace to rear incorporating a timber pergola.

<u>Development Management</u> Status: GTD Date:13/11/2012	Application:12/2462/FUL Erection of single storey brick built extension to existing kitchen on North-East side to form new kitchen. General refurbishment works to interior and exterior, including new structural opening. Removal of existing single storey garage.
<u>Development Management</u> Status: GTD Date:13/11/2012	Application:12/2463/LBC Erection of single storey brick built extension to existing kitchen on North-East side, to form new kitchen. General refurbishment works to interior including reconfiguration of existing toilets and new structural opening to rear. Removal of existing single storey garage.
<u>Development Management</u> Status: GTD Date:11/02/2013	Application:12/3940/LBC Listed building consent to accompany advertising consents and new painted metal railings and gate to North East boundary of garden.
<u>Development Management</u> Status: GTD Date:11/02/2013	Application:12/3941/FUL New painted metal railings and gate to North East boundary of garden.
<u>Development Management</u> Status: GTD Date:11/02/2013	Application:12/3942/ADV 2.no new flag signs to replace 2.no existing in existing positions (Flag sign frames and posts retained and signage panels replaced) 1.no new sign-written sign on North East gable end of building
<u>Development Management</u> Status: REF Date:13/02/2013	Application:12/2462/DD01 Details pursuant to condition LT08 (Soft Landscaping Required) and U54905 (Hard Landscaping Required) of planning permission 12/2462/FUL.
<u>Development Management</u> Status: RNO Date:21/03/2013	Application:13/T0081/TCA T1 - Cherry - 20% Reduction of canopy to reduce risk of further encroachment onto existing roof structure.
<u>Development Management</u> Status: GTD Date:16/04/2013	Application:12/2462/DD02 Details pursuant to condition U54894 (details to specified scale), U54897 (flue/ducting), U55331 (boundary treatment), U54901 (mechanical services noise control) and U54904 (odour control) of planning permission 12/2462/FUL.
<u>Development Management</u> Status: GTD Date:03/05/2013	Application:12/2462/DD03 Details pursuant to PART OF condition LT08 (soft landscaping) and U54905 (hard landscaping) of planning permission 12/2462/FUL.
<u>Development Management</u> Status: GTD Date:10/06/2013	Application:12/2462/DD04 Details pursuant to condition U54896 (sample brickwork, ducting, paint finish - APPROVED), U54908 (External Illumination - APPROVED) and U54897 (Flue/ducting - APPROVED) of planning permission 12/2462/FUL.
<u>Development Management</u> Status: GTD Date:30/04/2013	Application:12/2463/DD01 Details pursuant to condition U54913 (Material samples), U54911 (Details to specified scale) and U54919 (Flue/ducting) of listed building consent 12/2463/LBC.
<u>Development Management</u> Status: WDN Date:26/04/2013	Application:13/1110/VRC Variation of condition application to vary condition U54908 (External illumination)
<u>Development Management</u> Status: RNO Date:15/05/2013	Application:13/T0244/TCA T1 - Leylandi Conifer - South West Side of Existing Garden - Remove
<u>Development Management</u> Status: PCO Date:	Application:22/1412/LBC Alterations to trade areas of public house including decorations, re-upholstery, lighting changes, alteration to height of threshold, new radiator

casings

Appeal

Validation Date: 17.09.2008 Removal of two stained glass windows and replacement with clear glass.
Reference: 08/0112/AP/REF

Appeal

Validation Date: 17.11.2008 Appeal against
Reference: 08/0136/AP/ENF

Building Control

Deposit Date: 30.05.1997 Internal alterations to ground floor
Reference: 97/0782/FP

Building Control

Deposit Date: 18.04.2012 Alterations and refurbishment of existing public house
Reference: 12/0724/IN

Building Control

Deposit Date: 22.11.2012 Single storey extension to existing kitchen on north east side. General refurbishment work to interior and exterior including new structural opening.
Reference: 12/2177/FP

Building Control

Deposit Date: 31.01.2013 Single storey extension to existing kitchen on north east side. General refurbishment work to interior and exterior including new structural opening.
Reference: 12/2177/FP/1

Building Control

Deposit Date: 09.03.2013 Installed a Gas Fire Installed a Gas Fire
Reference: 13/FEN02518/GASAFE

Building Control

Deposit Date: 31.05.2013 Circuit alteration or addition in kitchen/ special location Control wiring including fire/security/heating/cooling/ventilation systems Replacement consumer unit Rewire of all circuits
Reference: 13/NIC01709/NICEIC

Building Control

Deposit Date: 17.01.2022 Install one or more new circuits
Reference: 22/NIC00135/NICEIC

Enforcement

Opened Date: 10.12.1996 Enforcement Enquiry
Reference: 96/00575/EN

Enforcement

Opened Date: 24.08.2007 Enforcement Enquiry
Reference: 07/0364/EN/LBUW

Enforcement

Opened Date: 06.06.2012 Enforcement Enquiry
Reference: 12/0305/EN/LBUW

Application Number	22/1412/LBC
Address	The Crown, 174 Richmond Road, Twickenham, TW1 2NH
Proposal	Alterations to trade areas of public house including decorations, re-upholstery, lighting changes, alteration to height of threshold and new radiator casings.
Contact Officer	Izabela Moorhouse
Target Determination Date	04/07/2022

1. INTRODUCTION

This application is of a nature where the Council's Constitution delegates the authority to make the decision to Officers rather than it being determined by the Planning Committee.

Before preparing this summary report the planning officer has considered any relevant previous planning applications in relation to the development and considered any comments made by those interested in the application such as consultees with specialist knowledge and nearby residents.

By indicating that the development proposal complies with relevant Local Plan Policies, the planning officer is taking into account the information submitted with the application, any previous relevant applications, any comments received in connection with the application and any other case specific considerations which are material to the decision.

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

The application site relates to a prominent Grade II listed public house located on the south side of Richmond Road at the intersection with Orleans Road. The front elevation abuts the pavement onto Richmond Road and there is external seating to the east of the pub, a children's climbing frame located to the rear (south) and off-street car parking to the west. A storage building (ref. 88/2021) is located in the car parking area. Several trees are located within the adjacent boundary of the application site.

The surrounding area is predominantly residential and is characterised by a variety of building types and sizes. Including several Buildings of Townscape Merit.

The site is also subject to the following planning constraints:

- Archaeological Priority Area
- Article 4 Direction - restricting basement development
- Twickenham Riverside Conservation Area (CA8)
- Throughflow Catchment Area
- St Margarets and East Twickenham Village
- Central Richmond Character Area
- Twickenham Riverside Ward

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The application seeks permission for alterations to the trade areas of the public house including, decorations, re-upholstery, lighting changes, alteration to height of threshold and new radiator casings.

The full planning history can be viewed above. No relevant history.

4. CONSULTATIONS CARRIED OUT

The list of neighbours notified of this application are listed above. No representations have been received.

5. MAIN POLICIES RELEVANT TO THE DECISION

NPPF (2021)

The key chapters applying to the site are:

- 4. Decision-making
- 12. Achieving well-designed places
- 16. Conserving and enhancing the historic environment

These policies can be found at:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf

London Plan (2021)

Policy D1 – London’s form, character and capacity for growth
 Policy D3 – Optimising site capacity through design led approach
 Policy D4 – Delivering good design
 Policy D12 – Fire Safety
 Policy HC1 – Heritage conservation and growth

These policies can be found at: https://www.london.gov.uk/sites/default/files/the_london_plan_2021.pdf

Richmond Local Plan (2018)

The main planning considerations applying to the site and the associated Local Plan policies are:

Issue	Local Plan Policy	Compliance	
Local Character and Design Quality	LP1	Yes	No
Impact on Designated Heritage Assets	LP3	Yes	No

These policies can be found at

https://www.richmond.gov.uk/media/15935/adopted_local_plan_interim.pdf

Supplementary Planning Documents

St Margarets and East Twickenham Village Planning Guidance
 House Extensions and External Alterations
 Listed Buildings
 Conservation Areas

These policies can be found at:

https://www.richmond.gov.uk/services/planning/planning_policy/local_plan/supplementary_planning_documents_and_guidance

Other

Twickenham Riverside Conservation Area Statement and Study

Determining applications in a Conservation Area

In considering whether to grant planning permission with respect to any buildings or other land in a conservation area, Section 72 of the Planning (Listed buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area. In this context, "preserving", means doing no harm.

To give effect to that duty, decisions of the court have confirmed that for development proposed to be carried out in a conservation area, a decision-maker should accord "considerable importance and weight" to the desirability of preserving or enhancing the character or appearance of the conservation area, when weighing this factor in the balance with other material considerations which have not been given this special statutory status. This creates a strong presumption against granting planning permission where harm to the character or appearance of a conservation area is identified. The presumption can be rebutted by material considerations powerful enough to do so.

In applications where the decision-maker is satisfied that there will be no harm to the character or appearance of a conservation area, the statutory presumption against granting planning permission described above falls away. In such cases the development should be permitted or refused in accordance with the policies of the development plan and other material considerations.

Determining applications affecting a Listed Building

Sections 16(1) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require that, when considering whether to grant listed building consent for any works, or 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. In this context, "preserving", means doing no harm.

To give effect to this duty decisions of the court have confirmed that a decision-maker should accord "considerable importance and weight" to the desirability of preserving the listed building or its setting when weighing this factor in the balance with other material considerations which have not been given this special statutory status. However, this does not mean that the weight that the decision-maker must give to the desirability of preserving the building or its setting is uniform. It will depend on, among other things, the extent of the assessed harm and the heritage value of the asset in question. This creates a strong presumption against granting planning permission where harm to a listed building or its setting is identified. The presumption can be rebutted by material considerations powerful enough to do so.

6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design and Impact on Heritage Assets
- iii Fire Safety

Issue i - Design and Impact on Heritage Assets

The NPPF (National Planning Policy Framework) advises good design is a key aspect of sustainable development and is indivisible from good planning and should contribute positively to making places better for people.

The NPPF states that there should be a presumption in favour of the conservation of designated heritage assets and the more significant the designated heritage asset the greater the presumption in favour of its conservation should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.

Policy LP1 of the Local Plan seeks to maintain and, where possible, enhance the high architectural and urban design quality which contributes to the character and heritage of the area.

Policy LP3 requires development to conserve the historic environment of the borough, and where possible make a positive contribution. Development proposals likely to adversely affect the significance of heritage assets will be assessed against the requirement to seek to avoid harm and the justification for the proposal.

The Crown is a Grade II listed building located within the Twickenham Riverside Conservation Area. The pub is located in a prominent position on a roundabout, with long view of the building from Crown Road. It makes a positive contribution to the streetscape and its wider conservation area setting, and any alterations should be mindful of this point. The external facades, including windows, are proposed to be repainted. All changes of colour are acceptable, except the ground floor windows, which should remain off-white to match those above ground floor.

As noted within the submitted Heritage Statement, the Georgian façade is significant and boasts some notable decorative plasterwork, though internally the building form and style is fairly simple and functional. Cumulative changes over the years have diluted the architectural significance to some degree, yet a number of historic elements remain in situ and should remain unaffected by any proposals for change, including a mosaic floor to the main entrance, cut-glass doors, fireplaces, decorative plasterwork, a barrel-vaulted ceiling in the dining room and a vaulted 'dome' ceiling the main bar.

A site visit was carried out which showed that the interior is in reasonable condition and the proposed work appears to be minor in nature. The alterations to the side doorway to provide an accessible entrance will require the construction of a new ramp and the lowering of the threshold raises no objection. The following proposals raise no objection:

- The introduction of the new radiator boxings in the dining room;
- The alterations to the existing bar back fitting;
- Localised repairs to the herringbone timber flooring;
- The Introduction of new wallpaper finish to the flexible area;
- The replacement of the terracotta tiled floor in the kitchen with a new vinyl finish.

The alterations to some of the existing lighting points will require the submission of detailed drawings and additional information on proposed fixtures.

Overall, the proposals are not considered to have a harmful impact on the special interest of the listed building and its contribution to the conservation area. The proposals therefore accord with the statutory duty paragraphs 197, 199 and 200 of the NPPF (2021), and local policies LP1 and LP3.

Issue ii - Fire Safety

London Plan policy D12 requires the submission of a Fire Safety Statement on all planning applications.

A Fire Statement has been submitted to the Council- received 09/05/2022.

A condition has been included to ensure this is adhered to on an ongoing basis. The applicant is advised that alterations to existing buildings should comply with the Building Regulations. Overall, the scheme can therefore be considered consistent with this Policy D12 of the London Plan.

7. LOCAL FINANCE CONSIDERATIONS AND OTHER MATTERS

Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that a local planning authority must have regard to a local finance consideration as far as it is material. The weight to be attached to a local finance consideration remains a matter for the decision maker. The Mayor of London's CIL and Richmond CIL are therefore material considerations.

On initial assessment this development is not considered liable for the Mayoral or Richmond CIL however this is subject to confirmation by the CIL Administration Team.

8. RECOMMENDATION

This recommendation is made following careful consideration of all the issues raised through the application process.

Paragraph 11 of the Framework explains how the presumption in favour of sustainable development applies. For the reasons set out above, this application falls to be determined in accordance with the test under section 38(6) of the 2004 Act, the proposal is in general conformity with the Development Plan overall and there are no material considerations of sufficient weight to justify refusal.

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
- This application requires a Legal Agreement YES* NO
- This application has representations online (which are not on the file) YES NO
- This application has representations on file YES NO

Case Officer (Initials):I.ZM.....

Dated:27/06/2022.....

I agree the recommendation:

Principal Planner

Dated:WWC 28/6/22.....