

**Application reference: 24/1521/LBC**  
**EAST SHEEN WARD**

Date application received	Date made valid	Target report date	8 Week date
17.06.2024	05.07.2024	30.08.2024	30.08.2024

**Site:**

Hare And Hounds, 214 - 216 Upper Richmond Road West, East Sheen, London

**Proposal:**

Installation of solid green roofs to garden huts.

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

**APPLICANT NAME**

Cutts  
Hare And Hounds  
214 - 216 Upper Richmond Road West  
East Sheen  
London  
SW14 8AH

**AGENT NAME**

Mr Jonathan Tideswell  
Oak House  
Hawthorn Rise  
Swannington  
LE67 8AJ

**DC Site Notice:** printed on 09.07.2024 and posted on 19.07.2024 and due to expire on 09.08.2024

**Consultations:**

**Internal/External:**

**Consultee**  
21D Urban D

**Expiry Date**  
30.07.2024

**Neighbours:**

12 Thornton Road, East Sheen, London, SW14 8NS -

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

Development Management

Status: WDN  
Date: 31/03/2009

Application: 08/2158/FUL  
Demolition of existing rear extensions. Proposed new rear extension for kitchen, openings onto new rear decking area of bar, air conditioning installation (including external condensers to ground floor roof), glazing changes to front and rear windows, kitchen extract equipment to roof of rear extension, two retractable awnings to rear, landscaping and 'jumbrellas' to existing beer garden.

Development Management

Status: WDN  
Date: 31/03/2009

Application: 08/2228/LBC  
Demolition of existing rear extensions. Proposed new rear extension for new kitchen, openings onto new rear decking area of bar, air conditioning installation (including external condensers to ground floor roof), glazing changes to front and rear windows, internal alterations, kitchen extract equipment to roof of rear extension, two retractable awnings to rear, landscaping and 'jumbrellas' to existing beer garden.

Development Management

Status: REF  
Date: 08/04/2009

Application: 09/0419/LBC  
Internal alterations to enlarge existing commercial kitchen at first floor level by connection through into adjoining room at front of property, forming two new door openings in internal wall between two rooms, provision of new food

hoist from existing kitchen down into bar below, including forming hole through existing floor.

<u>Development Management</u> Status: GTD Date:13/07/2009	Application:09/1246/LBC Internal alterations to the Public House at ground and first floor level.
<u>Development Management</u> Status: GTD Date:13/07/2009	Application:09/1247/FUL Installation of a stairlift at the rear of the Public House and the erection of fence in the rear garden.
<u>Development Management</u> Status: GTD Date:13/07/2009	Application:09/1248/ADV Installation of company logo to flank elevation.
<u>Development Management</u> Status: GTD Date:13/07/2009	Application:09/1249/LBC Installation of company logo on eastern flank wall.
<u>Development Management</u> Status: GTD Date:13/07/2009	Application:09/1417/LBC Installation of a stairlift at the rear of the Public House and the erection of fence in the rear garden.
<u>Development Management</u> Status: GTD Date:23/08/2010	Application:09/2741/DD01 Details of paving slabs pursuant to condition U29467 of planning permission 09/2741/FUL for the erection of a barbeque structure and associated works in the rear beer garden (part retrospective/ part proposed..
<u>Development Management</u> Status: GTD Date:23/08/2010	Application:09/2743/DD01 Details of paving slabs pursuant to condition U29468 of listed building consent 09/2743/LBC for the erection of a barbeque structure and associated works in the rear beer garden (part retrospective/ part proposed..
<u>Development Management</u> Status: RNO Date:16/09/2013	Application:13/T0508/TCA T1 - Sycamore - reduce crown by 30% T2 - Eucalyptus - reduce crown by 30% T3 - Lime- reduce crown by 40% to tidy T4 - Sycamore - fell (replant with 1no. rowan)
<u>Development Management</u> Status: GTD Date:08/08/2014	Application:14/2459/LBC Replacement of existing corporate signage with one new large illuminated swing sign, one standard entrance plaque and two sets of illuminated 340mm applied lettering. One set of fret cut gold letters will be placed above the entrance and a young's flag will be placed in the top centre of the front elevation.
<u>Development Management</u> Status: REF Date:10/11/2014	Application:14/3671/FUL Installation of plant on roof of ground floor rear extension, together with 1.2m high close boarded fence, and erection of extract flue on main rear elevation.
<u>Development Management</u> Status: REF Date:10/11/2014	Application:14/3672/LBC Installation of plant on roof of ground floor rear extension, together with 1.2m high close boarded fence, and erection of extract flue on main rear elevation.
<u>Development Management</u> Status: GTD Date:08/12/2014	Application:14/4209/FUL Demolition of roof structure to front Portico and rebuilding to match existing.
<u>Development Management</u> Status: GTD Date:01/12/2014	Application:14/4210/LBC Demolition of roof structure to front Portico and rebuilding to match existing.
<u>Development Management</u> Status: GTD Date:21/08/2015	Application:15/2338/FUL New kitchen extension and associated extraction.
<u>Development Management</u> Status: GTD Date:21/08/2015	Application:15/2339/LBC New kitchen extension and associated extraction.
<u>Development Management</u>	

Status: WDN Date:09/03/2022	Application:22/0100/FUL Refurbishment of public house garden and trade areas including introduction of garden huts, external stand-alone bar and cellar, installation of garden kitchen in existing storage structure, extension of bin store and new plant.
<u>Development Management</u> Status: WDN Date:09/03/2022	Application:22/0101/LBC Refurbishment of public house garden and trade areas including introduction of garden huts, external stand-alone bar and cellar, installation of garden kitchen in existing storage structure, extension of bin store.
<u>Development Management</u> Status: GTD Date:15/07/2022	Application:22/1155/FUL Refurbishment of public house garden and trade areas including introduction of garden huts, external stand-alone bar and cellar, installation of garden kitchen in existing external storage structure (bin store) with associated extract and extension of bin store.
<u>Development Management</u> Status: GTD Date:31/05/2022	Application:22/1156/LBC Refurbishment of public house garden and internal trade areas including introduction of garden huts, external stand-alone bar and cellar, installation of garden kitchen in existing external storage structure (bin store) with associated extract, extension of bin store.
<u>Development Management</u> Status: GTD Date:30/11/2022	Application:22/1155/DD01 SPLIT DECISION (APPROVE) Details pursuant to condition U0132481 (Fenestration) and U0132485 (External Illumination) of planning permission 22/1155/FUL. (APPROVE IN PART) Details pursuant to condition U0132488 (Submitted Arboricultural Details) (SECTION B ONLY) of planning permission 22/1155/FUL. (REFUSE) Details pursuant to conditions U0132480 (Landscaping Plan); Sections A & C of U0132488 (Submitted Arboricultural Details) and U0132489 (Pre-Start Meeting) of planning permission 22/1155/FUL.
<u>Development Management</u> Status: GTD Date:18/04/2023	Application:22/1155/DD02 Details pursuant to condition U0132480 - Landscaping Plan of planning permission 22/1155/FUL.
<u>Development Management</u> Status: REF Date:07/03/2023	Application:23/0176/FUL Instillation of painted timber louvered window shutters. Removal of the historic shutter fixing spikes.
<u>Development Management</u> Status: REF Date:07/03/2023	Application:23/0177/LBC Instillation of painted timber louvered window shutters. Removal of the historic shutter fixing spikes.
<u>Development Management</u> Status: WDN Date:19/04/2023	Application:22/1155/DD03 Details in pursuant of condition U0132486 (Kitchen Extraction Plant) of planning permission 22/1155/FUL
<u>Development Management</u> Status: GTD Date:21/04/2023	Application:22/1155/DD04 Details pursuant to condition U0132486 - Kitchen Extraction Plant of planning permission 22/1155/FUL.
<u>Development Management</u> Status: PDE Date:	Application:24/1520/FUL Installation of solid green roofs to garden huts.
<u>Development Management</u> Status: PDE Date:	Application:24/1521/LBC Installation of solid green roofs to garden huts.

Building Control  
Deposit Date: 27.03.2009      Installation of food hoist and refurbishment  
Reference: 09/0462/IN

Building Control

Deposit Date: 06.06.2012      Lighting/Power outdoors Replacement consumer unit

Reference: 12/NIC01376/NICEIC

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Building Control

Deposit Date: 19.11.2015      Alterations, refurbishment and extension works to an existing Public House

Reference: 15/2731/IN

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Building Control

Deposit Date: 11.11.2022      General refurbishment works to public house, including erection of garden huts and new bin store area

Reference: 22/1956/IN

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Enforcement

Opened Date: 02.07.2020      Enforcement Enquiry

Reference: 20/0254/EN/UCU

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<b>Application Number</b>	<b>24/1521/LBC</b>
<b>Address</b>	<b>Hare and Hounds, 214 - 216 Upper Richmond Road West, East Sheen, London, SW14 8AH</b>
<b>Proposal</b>	<b>Installation of solid green roofs to garden huts.</b>
<b>Contact Officer</b>	<b>Kerry McLaughlin</b>

## 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 comprises a three-storey public house located on the northern side of Upper Richmond Road West. The building is Grade II listed, however is not located within a Conservation Area. It is located within the East Sheen Main Centre Boundary and forms part of a Secondary Shop Frontage. The site is within a Critical Drainage Area.

## 3. RELEVANT PLANNING HISTORY

The comprehensive list of planning history can be found above however the most relevant planning history is as follows:

Ref	Proposal	Decision
24/1520/FUL	Installation of solid green roofs to garden huts	Pending Consideration
22/1155/FUL	Refurbishment of public house garden and trade areas including introduction of garden huts, external stand-alone bar and cellar, installation of garden kitchen in existing external storage structure (bin store) with associated extract and extension of bin store.	Granted Permission
22/1156/LBC	Refurbishment of public house garden and internal trade areas including introduction of garden huts, external stand-alone bar and cellar, installation of garden kitchen in existing external storage structure (bin store) with associated extract, extension of bin store.	Granted Permission

## 4. CONSULTATIONS CARRIED OUT

This application has been subject of a site notice and advert, as detailed above.

1 public letter of support has been received. This comment is summarised as follows:

- Hugely impressed by the existing living roof, and fully support the construction of more. Great contribution to the local ecosystem.

## 5. MAIN POLICIES RELEVANT TO THE DECISION

### NPPF (2023)

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/media/65819679fc07f3000d8d4495/NPPF\\_December\\_2023.pdf](https://assets.publishing.service.gov.uk/media/65819679fc07f3000d8d4495/NPPF_December_2023.pdf)

**London Plan (2021)**

The main policies applying to the site are:

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/what-we-do/planning/london-plan/new-london-plan/london-plan-2021>

**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](https://www.richmond.gov.uk/media/15935/adopted_local_plan_interim.pdf)

**Richmond Publication Local Plan (Regulation 19 version)**

The Richmond Publication Version Local Plan (Regulation 19 version) was published on 9 June 2023 for public consultation which ended on 24 July 2023.

The Publication Version Local Plan, together with all the representations received during the representation period, the plan and its supporting documents were submitted to the Secretary of State for examination on 19 January 2024. The submission documents do not form part of the statutory development plan for the Borough, however, by publishing and submitting the Borough Local Plan for independent examination the Council has formally confirmed its intention to adopt the Publication Plan.

The Publication Version Local Plan, including its evidence base, are material considerations for decision-making. The weight to be given to each of the emerging policies and allocations will depend on an assessment against the criteria set out in paragraph 48 of the NPPF. As the Council considers the emerging Borough Local Plan to be sound and legally compliant, officers and Councillors should accord relevant policies and allocations significant weight in the determination of applications taking account of the extent to which there are unresolved objections to relevant policies. Therefore, the weight afforded to each policy at this stage will differ depending on the level and type of representation to that policy. This is addressed in more detail in the assessment below where it is relevant to the application.

Note that it was agreed by Full Council on 27 April, when the Publication Plan was approved, that no weight will be given to Policy 4 in relation to the increased carbon offset rate, and therefore the existing rate of £95 will continue to be used; in addition, no weight will be given to Policy 39 in relation to the 20% biodiversity net gain requirement; all other aspects and requirements of these policies will apply.

Where relevant to the application under consideration, this is addressed in more detail in the assessment below.

Issue	Local Plan Policy	Compliance	
Local Character and Design Quality	LP28	Yes	No
Designated Heritage Assets	LP29	Yes	No

These policies can be found at [https://www.richmond.gov.uk/draft\\_local\\_plan\\_publication\\_version](https://www.richmond.gov.uk/draft_local_plan_publication_version)

**Supplementary Planning Documents**

Planning Information for Listed Buildings (2005)

These policies can be found at: [https://www.richmond.gov.uk/services/planning/planning\\_policy/local\\_plan/supplementary\\_planning\\_documents\\_and\\_guidance](https://www.richmond.gov.uk/services/planning/planning_policy/local_plan/supplementary_planning_documents_and_guidance)

**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

### Issue I - Design and impact on heritage assets

*Policy LP1 of the Local Plan 2018 seeks to maintain and, where possible, enhance the high architectural and urban design quality which contributes to the character and heritage of the area. Proposals should demonstrate an understanding of the site and its context when considering the design including layout, siting and access and the compatibility of the works to the neighbouring uses.*

*Policy LP3 of the Local Plan 2018 covers Designated Heritage Asset and states that proposals should conserve and take opportunity to make positive contribution to the historic environment such as retaining and preserving the original structure, layout, architectural features and materials or reinstatement of heritage assets. Appropriate materials and techniques should be used. There is a requirement to seek to avoid harm or justify for loss and demolition will be resisted. The significance of the asset is taken into consideration when assessing works proposed to a designated heritage asset.*

The Hare and Hounds is an early 19th century public house (formerly a coaching inn) situated on Upper Richmond Road West, an important principal route between London and Richmond. This late Georgian inn is three storeys in stock brick with a projecting Doric porch to the front elevation with balustrade above. To the west is a one-and-a-half storey wing with a carriage arch leading to the rear beer garden. To the east is a single-storey wing dating from the early 20th century. The building has been much altered internally and externally but still retains some fine original features as well as later additions which reflecting the continuing use of the building and site as an inn and public house. The beer garden occupies a triangular section of land to the rear of the property which was expanded in the early 20th century to include a rectangular plot of land to the north-east.

The Hare and Hounds is not within a Conservation Area but sits in a prominent position on the north side of Upper Richmond Road. It forms some of the earliest surviving development of the area, reflecting its historic rural nature as a thoroughfare between Richmond and London.

The significance of the Hare and Hounds is defined by its historic interest as an inn and public house dating from the early 19th century and still in its original historic use. It is also of architectural interest as a good example of a 19th century inn, with later alterations reflecting its continuous development as an inn/public house. The building itself is a prominent and distinctive feature in the streetscape and makes a positive contribution to the character of the area.

This application is for the addition of solid green roofs to three of the garden huts. These are modern installations approved under 22/1155/FUL & 22/1156/LBC.

No objections are raised regarding the proposed works, which would be confined to the rear of the beer garden in the rectangular plot to the north-east of the pub building. Adding green roofs to the huts would be a modest alteration which would not impact on the overall appearance of the beer garden. In turn, this would have no impact on the setting of the listed pub building. No harm would be caused to the significance of the Hare and Hounds as a listed building.

This application is in accordance with policies LP1 & LP3 of the Local Plan (2018), these policy objectives are taken forward in publication local plan policies 28 & 29, the relevant paragraphs of section 16 of the NPPF, and the statutory duty of the 1990 Act.

**Other Matters**

**Fire Safety**

The applicant has submitted a 'Fire Safety Statement' as required under policy D12 of the London Plan (2021).

The applicant is advised that 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.

**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. In making this recommendation consideration has been had to the statutory duties imposed by the Planning (Listed Buildings and Conservation Areas) Act 1990 and the requirements set out in Chapter 16 of the NPPF.

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.

**Grant Listed Building Consent with conditions**

**Recommendation:**

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

**I therefore recommend the following:**

- 1. REFUSAL
- 2. PERMISSION
- 3. FORWARD TO COMMITTEE

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

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

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

This application has representations on file  YES  NO

Case Officer (Initials): KM

Dated: 28/08/2024

**I agree the recommendation:**



Team Leader/Head of Development Management/Principal Planner

Dated: ...28/08/2024.....