

PLANNING REPORT

Printed for officer by
Kreena Patel on 13 September 2024

Application reference: 24/0810/DD01
HAM, PETERSHAM, RICHMOND RIVERSIDE WARD

Date application received	Date made valid	Target report date	8 Week date
19.06.2024	27.06.2024	22.08.2024	22.08.2024

Site:

The Royal Oak, Ham Street, Ham, Richmond

Proposal:

Details pursuant to conditions BD12 Details - Materials to be approved; NS01 Specified details required; NS04 Hard and Soft Landscaping of planning permission 24/0810/VRC

APPLICANT NAME

Mr T Gordon
Royal Oak Ham Street
Ham
Richmond Upon Thames
TW10 7HN

AGENT NAME

JSA Architects Ltd Frances Pullan
Middle Shop
Waltham Road
Maidenhead
SL6 3NH

DC Site Notice: printed on and posted on and due to expire on

Consultations:

Internal/External:

Consultee

14D Urban D

Expiry Date

12.07.2024

Neighbours:

-

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

Development Management

Status: REC Application:11/0130/VOID

Date: Convert pub (ground floor) into residential. Pub and 4 bedroom ancillary flat to become 4 bed house with off street parking. Elevational changes to suit.

Development Management

Status: REF Application:12/0524/FUL

Date:26/10/2012 Alterations and change of use from Class A4 public house to Class C3 family dwelling.

Development Management

Status: GTD Application:15/3155/FUL

Date:04/11/2015 AMENDED PROPOSAL: Change of use from A4 (drinking establishment) to use as a community use/social club (D2) for residents of Ham who are members of Ham Institute. Extension of WC's to provide accessible WC, new fire exit door to Sandy Lane elevations, infilling storage area by kitchen. Chimneys to be retained and new windows to be timber to match existing.

Development Management

Status: GTD Application:16/4290/VRC

Date:04/01/2017 Application for a Variation of Condition U91716 (Detailed drawings) of planning permission 15/3155/FUL to allow construction of a wall with a window at ground floor

level to form a smaller extension than previously approved to be used as a disabled WC.

Development Management

Status: GTD Application:21/2441/FUL

Date:23/08/2022 Change of use (to C3) of former Royal Oak Public House. Alterations and extension to ground floor, and alterations to existing facades to create 1 x 3 bedroom dwellinghouse with 2 x off-street parking spaces and associated cycle parking.

Development Management

Status: REF Application:22/2708/FUL

Date:26/05/2023 First floor extension and glazed link from the existing first floor. New windows and door on side elevation.

Development Management

Status: REF Application:21/2441/NMA

Date:07/08/2023 Non material amendment to planning permission 21/2441/FUL to allow alterations to fenestration and entrance door

Development Management

Status: PDE Application:24/0810/DD01

Date: Details pursuant to conditions BD12 Details - Materials to be approved; Details pursuant to conditions; NS01 Specified details required; NS04 Hard and Soft Landscaping of planning permission 24/0810/VRC

Appeal

Validation Date: 06.11.2012 Alterations and change of use from Class A4 public house to Class C3 family dwelling.

Reference: 12/0196/AP/REF

Building Control

Deposit Date: 28.07.2016 Internal and external alterations and refurbishment work on all floors of Public House

Reference: 16/1686/IN

Building Control

Deposit Date: 20.07.2022 Single storey rear extension, external and internal alterations and conversion to one dwelling

Reference: 22/1352/IN

1. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

Details pursuant to conditions BD12 Details - Materials to be approved; NS01 Specified details required; NS04 Hard and Soft Landscaping of planning permission 24/0810/VRC

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

- **21/2441/FUL** Change of use (to C3) of former Royal Oak Public House. Alterations and extension to ground floor, and alterations to existing facades to create 1 x 3 bedroom dwellinghouse with 2 x off-street parking spaces and associated cycle parking.
Granted 23.08.2022
- **21/2441/DD01**
SPLIT DECISION
APPROVE Details pursuant to conditions DV49A Construction Method Statement; NS02 Refuse arrangements; and NS03 Cycle parking of planning permission 21/2441/FUL.
REFUSE Details pursuant to conditions BD12- Materials and NS01 Specified Details Required of planning permission 21/2441/FUL.

The reason for refusal of the materials and specified details conditions stated:

The application, by reason of its lack of adequate information with regard to the proposed materials and conflict with the approved plans of application 21/2441/FUL fails to achieve the aims and objectives of the conditions and thus fails to demonstrate the proposal would adequately protect the character and appearance of the Building of Townscape Merit and the Ham House Conservation Area. The application is therefore contrary to the NPPF, Richmond Local Plan (2018) in particular Policy LP1, LP3 and LP4 and Ham and Petersham Neighbourhood Plan policy C2 as supported by the Ham House Conservation Area Statement and Study.

The application site is a former public house (The Royal Oak P.H.) that has previously been used as a community use/social club (D2) for residents of Ham who are members of Ham Institute. The site is now vacant and although most previously used for community/social club purposes the lawful use of the premises is as a drinking establishment. This is a sui generis use in the Use Classes Order meaning that it is in a class of its own.

The site is located on a prominent corner location at the junction of Sandy Lane and Ham Street. The subject site is designated as a Building of Townscape Merit (BTM) and is located within the boundaries of the Ham House Conservation Area (CA23). The surrounding area is predominantly residential in character.

The site and land to the north and east of it, is designated as Metropolitan Open Land ('MOL'). The existing building is approximately 233.7sqm over lower ground, ground, first and second floors. It has been subject to a number of alterations and additions, seeing its expansion over the years.

The Royal Oak is thought to have been originally an abattoir for Ham Manor Farm, before it became an Inn between 1823 and 1828. It is likely to have been a public house for some 200 years.

To the east of the application site is the Grade II listed Newman House. It is also opposite listed Beaufort House and Manor House, both Grade II listed buildings.

The site has a Public Transport Accessibility Level (PTAL) rating of 1b which is poor. It is not located within Controlled Parking Zone (CPZ), however existing vehicular access is established through an existing crossover to the rear of the site.

2. REPRESENTATIONS

One objection has been received on the grounds that works have commenced in advance of approval.

3. EXPLANATION OF OFFICER RECOMMENDATION

The relevant conditions state:

U0182265 - NS01 Specified details required

The works shall not be carried out otherwise than in accordance with detailed drawings and samples including plans, elevations, and sections as applicable; such drawings to be submitted to and approved by the Local Planning Authority in writing to show:

- Larger scale detail of fenestration to the northern flank elevation, including cross sectional details.

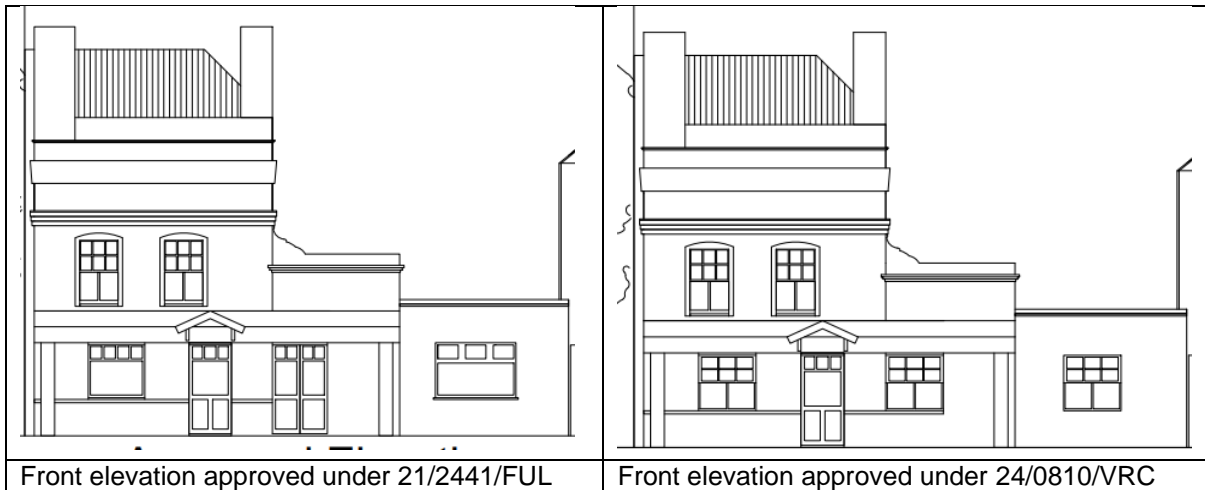
- Larger scale detail of new fenestration to the front western elevation, including cross sectional details.

The development shall not be implemented other than in accordance with the approved details.

REASON: To protect the integrity of the building

The Officers report for 21/2441/FUL explains that the Royal Oak is thought to have been originally an abattoir for Ham Manor Farm, before it became an Inn between 1823 and 1828. It is likely to have been a public house for some 200 years. The property is at least 18th century in origin, having probably been a pub for much of its history, and retained a number of early features. The building is on a prominent corner in the CA and also surrounded by listed buildings, including Newman House and its outbuilding next door. Externally the building still retains some of its 18th century character, particularly the roofline and overall form. Internally the building had some early features including fireplaces and panelling, but the current interior is now devoid of much of its character. The site has considerable heritage and although not statutorily listed, it is designated as a Building of Townscape Merit. The siting and context of the building makes it vulnerable to change. Any alterations would need to be in keeping with the character and the fabric of the existing. Condition NS01 was thus applied to ensure that the new fenestration would protect the integrity of the building as a locally designated heritage asset.

The previous details application was refused at the windows proposed were in direct conflict with the approved drawings. It is relevant to note that since this application, a variation to the approved drawings condition has been approved:



The window details shown within the current application, align with that approved under the section 73 application.

The details provided show the windows would be timber sash, traditional design and construction, appropriate for the building. The Council’s conservation officer has been consulted and confirms the windows are acceptable. As such, condition U0182265 - NS01 Specified details required can be discharged

BD12 - Details - Materials to be approved

The external surfaces of the building(s) (including fenestration) and, where applicable, all areas of hard surfacing shall not be constructed other than in materials details/samples of which shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality.

The submitted 'materials and refuse spec' is considered adequate in content and detail. In particular:

- Sandy Lane elevation render - This would match the existing render finish to this elevation and would preserve the appearance of the building.
- Sandy Lane elevation coping stone - This would be a modest addition to the wall which would not impact the overall appearance of the building.
- Sandy Lane gates - These would replace the existing gates and be of a similar design. It is recommended that the gates are stained/painted to be a dark colour to closely match the existing and not appear overly prominent in the streetscape.
- Ham Street elevation render – it is noted that this would only be applied to the side extension element and not to the main building. The existing painted finish of the main building should be retained and not rendered as this would have a negative impact on its appearance.
- Courtyard surface and wall - These elements would include resin bound surfacing, and block work which are considered acceptable. It is noted these elements are screened from view and not easily visible from public vantage points.
- Windows on both elevations are acceptable as noted above. Details provided show the windows would be of traditional design and construction, appropriate for the building.
- Sandy Lane elevation door - The door design is appropriate for the building.

Overall, the proposed materials and details are considered to be acceptable and would not be harmful to the character and significance of the Royal Oak as a BTM or to the character and appearance of the Ham House Conservation Area.

NS04 Hard and Soft Landscaping

- A) Before constructing any new hard or soft landscape as described in the application the full details of both hard and soft landscaping works shall be submitted to and approved in writing by the local planning authority. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artifacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing utility services above and below ground (e.g. drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc); a program or timetable of the proposed works.**
- B) Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); detailing the quantity, density, size, species, position and the proposed time or programme of planting of all shrubs, hedges, grasses etc, together with an indication of how they integrate with the proposal in the long term with regard to their mature size and anticipated routine maintenance. All tree, shrub and hedge planting included within that specification shall be carried out in accordance with BS3936:1986 (parts 1, 1992, Nursery Stock, Specification for trees and shrubs, and 4, 1984, Specification for forest trees); BS 4043: 1989, Transplanting root-balled trees; and BS 4428:1989, Code of practice for general landscape operations (excluding hard surfaces).**
- C) All hard and soft landscape works shall be carried out in accordance with the approved details and in any event prior to the occupation of any part of the development unless otherwise in accordance with a timetable agreed in writing with the local planning authority.**

REASON: To ensure that the proposed development does not prejudice the appearance of the locality and to preserve and enhance nature conservation interests

The proposed landscaping detail depicts a mixture of grass and permeable resin. Planters will see a number of plants, including Lavendar and Hydrangea. Details of a maintenance plan have been provided also. Overall, the submission is considered to preserve the appearance of the locality and enhance nature conservation interests.

3. RECOMMENDATION

APPROVE conditions BD12 Details - Materials to be approved; NS01 Specified details required; NS04 Hard and Soft Landscaping of planning permission 24/0810/VRC.

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): ...KNP..... Dated: ...13/09/2024.....

I agree the recommendation:

This application has been subject to representations that are contrary to the officer recommendation. The Head of Development Management / South Area Team Manager has considered those representations and concluded that the application can be determined without reference to the Planning Committee in conjunction with existing delegated authority.

South Area Team Manager:ND.....

Dated:13.09.2024.....