



PLANNING REPORT

Printed for officer by
Alice Murphy on 8 November 2024

Application reference: 23/1619/DD01
HAMPTON WARD

Date application received	Date made valid	Target report date	8 Week date
30.09.2024	30.09.2024	25.11.2024	25.11.2024

Site:

1 Palace Gate, Hampton Court Road, Hampton, East Molesey

Proposal:

Details pursuant to condition 5: Accessibility Statement, attached to appeal decision APP/L5810/W/24/3336654 dated 15/07/2024 (LPA reference 23/1619/FUL)

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

APPLICANT NAME

Mr H Ross
1 Palace Gate Hampton Court Road
Hampton
Richmond Upon Thames
KT8 9BN

AGENT NAME

Mr Peter Higginbottom
12-18 Theobalds Road
London
WC1X 8SL

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

Consultations:

Internal/External:

Consultee
LBRUT Transport
21D Urban D

Expiry Date
11.11.2024
25.10.2024

Neighbours:

-

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

Development Management

Status: GTD Application:69/1822/ADV
Date:16/10/1969 For Advertisements.

Development Management

Status: RNO Application:13/T0665/TCA
Date:14/11/2013 T1- Sycamore crown reduced by 1M all around to previous points.

Development Management

Status: GTD Application:17/0968/FUL
Date:11/08/2017 Change of use of part ground floor (stair access) and first floor from B1a(Office) to C3 (residential) use and change of use of part ground floor from A1(retail) to C3(residential). Replacement door and window on ground floor side elevatio and installation of an external lighting to facilitate the creation of 1 no. three bedroom 6 person flat and change of use of 2 no. parking bays from B1(a)(Office) use to C3(residential) use.

Development Management

Status: GTD Application:17/0969/LBC
Date:16/08/2017 External and internal alterations on ground and first floor to facilitate the creation of 1 no. three bedroom 6 person flat at first floor level. Internal works: - removal of existing floor finishes and reinstate existing floor boards

throughout, bathrooms to have a wedi-board lining and new tiles - improving the acoustic performance of the floors - new internal doors - new stud partitions to form 3 double bedrooms, 2 ensuite bathrooms and a family bathroom - removal of modern partitions to reinstate the proportions of the Long Room to the front of the property - new internal door opening within existing wall in FF.3 - new painted timber half panelling within new bedrooms and hall - new sanitary ware and kitchen. External works: - brickwork and window repairs - removal and replacement of window in increased opening to FF.3 - removal of modern single storey infill extension roof - partially remove external wall and blocked window to the rear of infill extension - new brick wall/ parapet with coping to rear wall of infill extension - replace entrance door and new timber entrance canopy - remove and replace external light above entrance - replace existing modern door with double hung sash window on NE elevation.

<u>Development Management</u> Status: GTD Date:13/07/2017	Application:17/2032/FUL Repair, re-point and re-build a section of external boundary wall to the property.
<u>Development Management</u> Status: GTD Date:13/07/2017	Application:17/2326/LBC Repair, re-point and re-build a section of external boundary wall to the property.
<u>Development Management</u> Status: GTD Date:30/05/2018	Application:17/0969/DD01 Details pursuant to conditions U28427 - Miscellaneous Details - Vents Lights, U28428 - Conservation Rooflights, U28429 - Details, U28430 - Painted Timber Joinery & U28433 - Details - Materials to be Approved of Listed Building Consent 17/0969/LBC.
<u>Development Management</u> Status: GTD Date:31/05/2018	Application:17/0968/DD01 Details pursuant to conditions U28200 - Conservation Rooflights, LB10 - Painted Timber Joinery, U28201 - Miscellaneous Details -Vents, U28205 - Details - Materials to be Approved, U28207 - Parking Permits Restriction - GRAMPIAN & U28208 - Refuse Arrangements of Planning Permission 17/0968/FUL.
<u>Development Management</u> Status: GTD Date:16/02/2018	Application:17/3999/FUL Proposed side/rear terrace at first floor level to serve the residential apartment approved under application references 17/0968/FUL & 17/0969/LBC.
<u>Development Management</u> Status: GTD Date:16/02/2018	Application:17/4000/LBC Proposed side/rear terrace at first floor level to serve the residential apartment approved under application references 17/0968/FUL & 17/0969/LBC.
<u>Development Management</u> Status: GTD Date:17/07/2018	Application:17/0968/DD02 Details pursuant to condition U28206 - Construction Method Statement of Planning Permission 17/0968/FUL.
<u>Development Management</u> Status: VOID Date:23/11/2017	Application:17/0969/VOID Details pursuant to condition of Listed Building Consent 17/0969/LBC.
<u>Development Management</u> Status: GTD Date:26/04/2018	Application:17/3999/DD01 Details pursuant to conditions U38447 - Details - Materials to be approved & U38448 - Construction Method Statement of planning permission 17/3999/FUL.
<u>Development Management</u> Status: GTD Date:26/04/2018	Application:17/4000/DD01 Details pursuant to conditions U38486 - Details - Materials to be Approved, U38482 - Details & U38483 - Details of Rainwater Guttering of Listed Building Consent 17/4000/LBC.
<u>Development Management</u> Status: REF	Application:23/1619/FUL

Date:14/08/2023 Change of Use from the Residential (C3) use into Hotel (C1) and a Listed Building Consent for removal of kitchen and pantry furniture and fixtures, and installation of en-suite shower room & free-standing bath in Suite 1 (long room).

Development Management

Status: GTD Application:23/1620/LBC
Date:18/08/2023 Listed Building Consent for internal works including removal of kitchen units, installation of freestanding bathtub and conversion of pantry to bathroom

Development Management

Status: GTD Application:23/2715/PS192
Date:29/11/2023 Proposed use of the existing C3 Dwellinghouse for 90 nights per year as Short Term Visitor Accomodation.

Development Management

Status: GTD Application:23/1620/DD01
Date:28/05/2024 Details pursuant to condition U0163207 - Method Statement - Window/fireplace

Development Management

Status: PDE Application:23/1619/DD01
Date: Details pursuant to condition 5: Accessibility Statement, attached to appeal decision APP/L5810/W/24/3336654 dated 15/07/2024 (LPA reference 23/1619/FUL)

Development Management

Status: REC Application:24/2795/DD00
Date: Access and Servicing Planning Condition Site Plan

Appeal

Validation Date: 12.03.2024 Change of Use from the Residential (C3) use into Hotel (C1) and a Listed Building Consent for removal of kitchen and pantry furniture and fixtures, and installation of en-suite shower room & free-standing bath in Suite 1 (long room).

Reference: 24/0033/AP/REF **Appeal Allowed**

Building Control

Deposit Date: 15.11.2013 Installed a Gas Boiler
Reference: 13/FEN08486/GASAFE

Building Control

Deposit Date: 11.12.2013 Installed an Unvented Hot Water Storage Vessel
Reference: 13/FEN08668/GASAFE

Building Control

Deposit Date: 08.06.2017 Internal alterations and structural works to form 1st floor apartment
Reference: 17/1172/IN

Building Control

Deposit Date: 04.04.2018 Installed DOCHERTY: Fireflex Installed DOCHERTY: M/F
Reference: 18/HET00065/HETAS

Building Control

Deposit Date: 05.06.2018 Install a gas-fired boiler Install an unvented hot water storage vessel Install an unvented hot water storage vessel
Reference: 18/FEN01955/GASAFE

Building Control

Deposit Date: 17.06.2018 Install a replacement consumer unit Rewire of all circuits Install a new circuit for electrical heating
Reference: 18/NIC01173/NICEIC

Enforcement

Opened Date: 09.11.2012 Enforcement Enquiry
Reference: 12/0590/EN/LBUW

Enforcement

Opened Date: 10.04.2024 Enforcement Enquiry
Reference: 24/0204/EN/LBUW

Application Number	23/1619/DD01
Address	1 Palace Gate Hampton Court Road Hampton East Molesey KT8 9BN
Proposal	Details pursuant to condition 5: Accessibility Statement, attached to appeal decision APP/L5810/W/24/3336654 dated 15/07/2024 (LPA reference 23/1619/FUL)
Contact Officer	Alice Murphy
Target Determination Date	25/11/2024

1. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

Details pursuant to condition 5 (Accessibility Statement) attached to appeal decision APP/L5810/W/24/3336654.

Appeal APP/L5810/W/24/3336654 was allowed by the planning inspectorate following the LPA decision to refuse planning application reference 23/1619/FUL.

Planning permission was therefore granted for 'Change of Use from the Residential (C3) use into Hotel (C1) and a Listed Building Consent for removal of kitchen and pantry furniture and fixtures, and installation of en-suite shower room & free-standing bath in Suite 1 (long room).'

2. EXPLANATION OF OFFICER RECOMMENDATION

The relevant condition states:

Condition 5 – Accessibility Statement

5) No part of the development hereby permitted shall be occupied until details of the accessibility statement, including relevant details and drawings, have been implemented and retained thereafter, in accordance with details that shall have first been submitted to and approved in writing by the Local Planning Authority. The statement must include information on how the visitor accommodation contained in the application site would be made accessible to all users, or how the Mitre Hotel as a whole, including the appeal site, would provide sufficient accessible parking and accommodation to meet policy requirements.

Policy E10 of the London Plan calls for London's visitor economy to be strengthened by enhancing and extending its attractions, inclusive access, legibility, visitor experience and management and supporting infrastructure, particularly to parts of outer London well-connected by public transport, taking into account the needs of business as well as leisure visitors.

Part H states that 'To ensure sufficient choice for people who require an accessible bedroom, development proposals for serviced accommodation should provide either: 1) 10 per cent of new bedrooms to be wheelchair-accessible in accordance with Figure 52121 incorporating either Figure 30 or 33 of British Standard BS8300-2:2018 Design of an accessible and inclusive built environment. Buildings. Code of practice; or 2) 15 per cent of new bedrooms to be accessible rooms in accordance with the requirements of 19.2.1.2 of British Standard BS8300-2:2018.

The applicant has provided an Accessibility Report, prepared by Jane Simpson Access Ltd, who is both an architect and an access consultant.

The report appears well considered. It's noted that the change of use will expand the existing Mitre Hotel and therefore the accessibility arrangement remains unchanged. The property is also a Listed Building and therefore there are many accessibility measures which are unable to be accommodated without harm to the building fabric. The report provides details on the two wheelchair accessible rooms on the ground floor level, and how these can be adapted, along with other rooms in the hotel, to accommodate for various guest needs.

The existing parking arrangement will remain unchanged. This includes 16 car parking spaces sited to the front of the hotel. The applicant has specified that this parking has to be booked so it's all managed and a disability parking space could be accommodated through this system where required.

The submitted information has been reviewed by the Council's transport officer who has raised no objection to the scheme.

The conditions above can therefore be **discharged**.

3. RECOMMENDATION

Upon full assessment of the submitted material supporting the application, taking into account all material considerations, it is considered the requirements of the Condition 5 (Accessibility Statement) attached to appeal decision APP/L5810/W/24/3336654 has been met.

Discharge condition

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):AMU..... Dated:08/11/2024.....

I agree the recommendation: SGS

Senior Planner

Dated:22/11/24.....

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

U0095630	Decision Drawing
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