

Application reference: 24/2471/LBC SOUTH RICHMOND WARD

Date application received	Date made valid	Target report date	8 Week date
02.10.2024	02.10.2024	27.11.2024	27.11.2024

Site:

The Slug And Lettuce, Water Lane, Richmond, TW9 1TJ

Proposal:

Replacement of existing signs - 2x fascia signs to be replaced.

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

APPLICANT NAME

Mr Paul McDavitt
3 Monkspath Hall Road
Hall Road
Solihull
B90 4SJ
United Kingdom

AGENT NAME

Mr Scott Little
10 Quarry Court
Quarry Road
Pitstone
LU7 9GW

DC Site Notice: printed on 10.10.2024 and posted on 18.10.2024 and due to expire on 08.11.2024

Consultations:

Internal/External:

Consultee

21D Urban D

Expiry Date

31.10.2024

Neighbours:

-

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

Development Management

Status: GTD Application:00/0633
Date:26/06/2000 Internal And External Alterations Including Provision Of Extract Ducting.

Development Management

Status: GTD Application:00/1856
Date:15/08/2000 Provision Of Grille In Rear Elevation

Development Management

Status: GTD Application:00/2754
Date:17/01/2001 Proposed Refurbishment Of Customer Area.

Development Management

Status: GTD Application:01/0131
Date:25/09/2001 Provision Of Ventilation Grille To Plant Room.

Development Management

Status: GTD Application:01/0132
Date:12/09/2001 New Air Conditioning Units And Smoke Filters To Customer Area; Ceiling Fan Unit To Lobby; Minor Internal Alterations.

Development Management

Status: GTD Application:01/0132/DD01
Date:06/02/2002 Details Pursuant To Condition Bd11u Of Planning Permission 01/0132/lbc.

Development Management

Status: GTD Application:89/0336/LBC

Date:06/04/1989	Installation Of Lantern And Wrought Ironwork Signs To Entrances
<u>Development Management</u> Status: GTD Date:06/04/1989	Application:89/0397/ADV Erection Of Externally Illuminated Wrought Iron Signs And Copper Lamp Over Entrance.
<u>Development Management</u> Status: WDN Date:19/08/1994	Application:94/0356/LBC New External Signage
<u>Development Management</u> Status: WDN Date:19/08/1994	Application:94/0374/ADV Erection Of Internally Illuminated Projecting Swing Sign 1200 X 900mm, 3 Internally Illuminated Fascia Signs And Two Internally Illuminated Amenity Boards
<u>Development Management</u> Status: WDN Date:09/11/1994	Application:94/2226/ADV Erection Of 3 Externally Illuminated Fascia Signs, 1 Externally Illuminated Swing Sign And 3 Externally Illuminated Amenity Board Signs
<u>Development Management</u> Status: WDN Date:09/11/1994	Application:94/2227/LBC New External Signage
<u>Development Management</u> Status: GTD Date:27/04/1995	Application:94/3517/LBC New External Signage
<u>Development Management</u> Status: GTD Date:27/04/1995	Application:94/3737/ADV Erection Of 3 Externally Illuminated Fascia Signs And One Externally Illuminated Metal Caged Globe Sign
<u>Development Management</u> Status: WDN Date:21/05/1998	Application:98/0107 Installation Of Ventilation Grille In Side Elevation.
<u>Development Management</u> Status: GTD Date:24/11/2009	Application:09/2598/COU Use of highway forecourt for tables and chairs in association with adjacent cafe/bar.
<u>Development Management</u> Status: SPL Date:15/06/2015	Application:15/1574/ADV 2 sets of externally illuminated fascia text - to replace existing; 1 externally illuminated projection sign, 6 x non-illuminated text on planters, internally illuminated menu sign
<u>Development Management</u> Status: GTD Date:17/07/2015	Application:15/1576/LBC Installation of signage comprising of:- 2 sets of externally illuminated fascia text - to replace existing;
<u>Development Management</u> Status: REF Date:23/06/2015	Application:15/1828/LBC Internal and external alterations including new doors and flooring
<u>Development Management</u> Status: GTD Date:29/12/2015	Application:15/3005/LBC Internal and external alterations.
<u>Development Management</u> Status: GTD Date:12/10/2016	Application:16/3307/ADV 2 sets of externally illuminated fascia text
<u>Development Management</u> Status: GTD Date:12/10/2016	Application:16/3314/LBC Installation of 2 x externally illuminated fascia signs to replace existing
<u>Development Management</u> Status: GTD Date:14/11/2024	Application:24/1767/LBC PROPOSED INTERNAL ALTERATIONS AND REFURBISHMENT/REDECORATION WORKS, TOGETHER WITH REPAINTING
<u>Development Management</u> Status: GTD Date:27/08/2024	Application:24/1769/ADV Two externally illuminated fascia signs.

Development Management

Status: VOID Application:24/2173/VOID
Date:02/09/2024 Two externally illuminated over entrance signs

Development Management

Status: PCO Application:24/2471/LBC
Date: Replacement of existing signs - 2x fascia signs to be replaced.

Development Management

Status: PCO Application:24/2474/ADV
Date: Replacement of 2 existing fascia sign.

Enforcement

Opened Date: 24.01.1995 Enforcement Enquiry
Reference: 95/00027/EN

Enforcement

Opened Date: 23.07.2009 Enforcement Enquiry
Reference: 09/0365/EN/UCU

Application Number	24/2471/LBC
Address	The Slug And Lettuce, Water Lane, Richmond, TW9 1TJ
Proposal	Replacement of existing signs - 2x fascia signs to be replaced.
Contact Officer	Izabela Moorhouse
Target Determination Date	27/11/2024

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 site consists of a three-storey building at the river end of Water Lane. The ground floor is in use as a pub/restaurant, currently occupied by the bar chain 'Slug and Lettuce', and there are residential flats above. The property is Grade II listed and a locally listed building of Townscape Merit located in the Richmond Riverside Conservation Area (CA4). It is also subject to the following constraints:

- Archaeological Priority Area – Richmond Town
- Article 4 Direction - restricting basement development
- Area Susceptible to Groundwater Flooding - >=50%
- Floodzones 2 and 3 (Fluvial / Tidal Models)
- Grade II Listed Building – Riverside House, Water Lane, TW9 1TJ
- Grade II Listed Building – Warehouse on corner of Water Lane and Riverside
- Richmond Main Centre Boundary
- Richmond Town Centre Boundary Buffer Zone
- Protected View – View from Richmond to Asgill House
- Thames Policy Area
- Richmond and Richmond Hill Twickenham Village
- Richmond Riverside Character Area

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The application seeks permission for "*Replacement of existing signs - 2x fascia signs to be replaced*".

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

Richmond Publication Local Plan (Regulation 19 version)

The Richmond Publication Version Local Plan (Regulation 19 version) and its supporting documents, including all the Regulation 18 representations received, was considered at Full Council on 27 April. Approval was given to consult on the Regulation 19 Plan and, further, to submit the Local Plan to the Secretary of State for Examination in due course. The Publication Version Local Plan, including its accompanying documents, have been published for consultation on 9 June 2023. Together with the evidence, the Plan is a material consideration for the purposes of decision-making on planning applications. 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 Local Plan to be sound and legally compliant, officers and Councillors should accord relevant policies and allocations weight in the determination of applications taking account of the extent to which there are unresolved objections to relevant policies. Note that it was agreed by Full Council that no weight will be given to Policy 4 in relation to the increased carbon offset rate, and therefore the existing rate of £95/t will continue to be applied; in addition, no weight will be given to Policy 39 in relation to the 20% biodiversity net gain requirement at this stage; all other aspects and requirements of these policies will apply.

Issue	Local Plan Policy	Compliance	
Local Character and Design Quality	28	Yes	No
Designated Heritage Assets	29	Yes	No

These policies can be found at
https://www.richmond.gov.uk/media/22983/draft_local_plan_high_resolution.pdf

Supplementary Planning Documents

Richmond and Richmond Hill 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

Richmond 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 site comprises an 18th century building, 3-storeys high in stock brick with pantile roof. The site is five windows wide located on the Water Lane frontage and is 3 windows wide on river frontage where there is also a central entrance door. There are two small extant modern signs related to current pub use, one illuminated with a trough light.

The proposals are to replace the existing pub signage with similar modern signs, reusing the existing lighting scheme. Signs are of a darker palette but of a similar scale and design, and as such, the relationship and impact with the host Listed Building, as well as contribution to character and appearance of the CA, is viewed as being maintained, reflecting a neutral change. The signage also remains easily removable.

As such, there would be no objection to the modest change in appearance to the external signage, which would satisfy policies LP1 and LP3 of Local Plan, policies 28 and 29 of the Publication Local Plan as well as Statutory Duty Section 66 (1) & 72 (1) of Planning (Listed Buildings and Conservation Areas) Act 1990; as Officer Planning Report – Application 24/2471/LBC Page 6 Of 7

supported by the Richmond Riverside Conservation Area Statement and Study.

Issue ii - Fire Safety

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

A Reasonable Exemption Statement has been submitted to the Council- received 26/11/2024 which considers that the requirement of London Plan Policy D12 (a) to provide Fire Statement does not apply as the development is of a minor scale. The submission of this document is considered to satisfy the requirements of policy D12.

The applicant is advised that additions and 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.

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 planning permission 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

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:19/11/2024.....

I agree the recommendation:

~~Team Leader/Head of Development Management/Senior Planner~~

Dated:GE.....27/11/2024.....