

Application reference: 08/0383/FUL
HAMPTON WARD

Date application received	Date made valid	Target report date	8 Week date
01.02.2008	01.02.2008	28.03.2008	28.03.2008

Site:

127 Station Road, Hampton, Middlesex, TW12 2AL

Proposal:

Erection of timber frame structure with polycarbonate roof to rear of property

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

APPLICANT NAME

Mr T Adams, Greene King Pub
Partners
C/o Agent

AGENT NAME

Design ID
Low Barn
Homestall Lane
Faversham
Kent ME13 8UT

DC Site Notice: printed on

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

- 18 Oldfield Road, Hampton, Middlesex, TW12 2AE, - 15.02.2008
- 20 Oldfield Road, Hampton, Middlesex, TW12 2AE, - 15.02.2008
- 1 Rushbury Court, 125 Station Road, Hampton, Middlesex, TW12 2DD, - 15.02.2008
- 3 Rushbury Court, 125 Station Road, Hampton, Middlesex, TW12 2DD, - 15.02.2008
- 5 Rushbury Court, 125 Station Road, Hampton, Middlesex, TW12 2DD, - 15.02.2008
- 7 Rushbury Court, 125 Station Road, Hampton, Middlesex, TW12 2DD, - 15.02.2008
- 9 Rushbury Court, 125 Station Road, Hampton, Middlesex, TW12 2DD, - 15.02.2008
- 11 Rushbury Court, 125 Station Road, Hampton, Middlesex, TW12 2DD, - 15.02.2008
- 13 Rushbury Court, 125 Station Road, Hampton, Middlesex, TW12 2DD, - 15.02.2008
- 15 Rushbury Court, 125 Station Road, Hampton, Middlesex, TW12 2DD, - 15.02.2008
- 17 Rushbury Court, 125 Station Road, Hampton, Middlesex, TW12 2DD, - 15.02.2008
- 18 Rushbury Court, 125 Station Road, Hampton, Middlesex, TW12 2DD, - 15.02.2008
- 22 Oldfield Road, Hampton, Middlesex, TW12 2AE, - 15.02.2008
- 24 Oldfield Road, Hampton, Middlesex, TW12 2AE, - 15.02.2008
- 26 Oldfield Road, Hampton, Middlesex, TW12 2AE, - 15.02.2008
- 2 Rushbury Court, 125 Station Road, Hampton, Middlesex, TW12 2DD, - 15.02.2008
- 4 Rushbury Court, 125 Station Road, Hampton, Middlesex, TW12 2DD, - 15.02.2008
- 6 Rushbury Court, 125 Station Road, Hampton, Middlesex, TW12 2DD, - 15.02.2008
- 8 Rushbury Court, 125 Station Road, Hampton, Middlesex, TW12 2DD, - 15.02.2008
- 10 Rushbury Court, 125 Station Road, Hampton, Middlesex, TW12 2DD, - 15.02.2008
- 12 Rushbury Court, 125 Station Road, Hampton, Middlesex, TW12 2DD, - 15.02.2008
- 14 Rushbury Court, 125 Station Road, Hampton, Middlesex, TW12 2DD, - 15.02.2008
- 16 Rushbury Court, 125 Station Road, Hampton, Middlesex, TW12 2DD, - 15.02.2008
- 19 Rushbury Court, 125 Station Road, Hampton, Middlesex, TW12 2DD, - 15.02.2008
- Flat 1, Churchill House, 127A Station Road, Hampton, Middlesex, TW12 2AL, - 15.02.2008
- Flat 3, Churchill House, 127A Station Road, Hampton, Middlesex, TW12 2AL, - 15.02.2008

Flat 5, Churchill House, 127A Station Road, Hampton, Middlesex, TW12 2AL, - 15.02.2008
 Flat 2, Churchill House, 127A Station Road, Hampton, Middlesex, TW12 2AL, - 15.02.2008
 Flat 4, Churchill House, 127A Station Road, Hampton, Middlesex, TW12 2AL, - 15.02.2008
 38B Oldfield Road, Hampton, Middlesex, TW12 2AE - 15.02.2008
 38D Oldfield Road, Hampton, Middlesex, TW12 2AE - 15.02.2008
 54 Oldfield Road, Hampton, Middlesex, TW12 2AE - 15.02.2008
 137B - 137C Station Road, Hampton, Middlesex, TW12 2AL - 15.02.2008
 56C Oldfield Road, Hampton, Middlesex, TW12 2AE - 15.02.2008

History:

Ref No	Description	Status	Date
02/0770	<ul style="list-style-type: none"> Proposed Extension To Coachhouse And Garages To Provide Ancilliary Accommodation To Hotel. 	WNA	22/05/2002
02/1811	<ul style="list-style-type: none"> Proposed Change Of Use Of Coach House And Garages At Rear To Provide Ancilliary Hotel Accommodation, Including First Floor And Ground Floor Extensions. 	REF	16/09/2002
02/1811/DD01	<ul style="list-style-type: none"> Details Pursuant To Condition 2 (materials) Of Appeal Decision 	GTD	28/04/2003
05/1709/COU	<ul style="list-style-type: none"> Change of use of ground floor from en-suite bedrooms to a conference suite and function room 	REF	07/10/2005
08/0383/FUL	<ul style="list-style-type: none"> Erection of timber frame structure with polycarbonate roof to rear of property 	PCO	

Constraints:

File reference: 08/0383/FUL

Address: Railway Inn Public House, 127 Station Road, Hampton

Policy

London Borough of Richmond Upon Thames, Unitary Development Plan, First Review (March 2005)

BLT 4 Protection of Buildings of Townscape Merit

BLT 11 Design Considerations

BLT 13 Planning Guidance

BLT 16 "Unneighbourliness"

Supplementary Planning Guidance (SPG)

Planning Information for Buildings of Townscape Merit

Going Smoke Free - A Planning Advice Note on Smoking Shelters and Other Features

Site, history, and proposal

The Railway Inn Public House is located on the southern side of Station Road, almost directly opposite Hampton Station. The Public House is listed as a building of Townscape Merit, but it is located outside the nearby Hampton Village Conservation Area. The Public House currently operates between the hours of 11am – 11pm Monday to Saturday and 12noon – 10.30pm Sunday. A public pedestrian access route flanks the western boundary providing access between Station Road and Oldfield Road.

The application seeks permission for the retention of the recently constructed smoking shelter attached to the rear of the building. The structure ~~would be~~ ^{is} timber framed with a polycarbonate roof and has been constructed over an existing patio area. The structure ~~would have~~ ^{has} a maximum width of 5.0m, a maximum height of 2.9m and would project a maximum of 2.6m from the end of the existing building. The shelter is enclosed by the rear wall of the existing building to the north and by the existing timber paling fence to the west, leaving the southern and eastern elevations open.

Public and other representations

Objections to the proposal have been received from Mr and Mrs G. Hiscott of 24 Oldfield Road and Beverley Russell of 22 Oldfield Road.

The following issues were raised:

1. Design of structure is unsympathetic to the buildings in the surrounding area.
2. Use of shelter likely to generate noise, smells and general disturbance.
3. Potential increase in litter in adjoining public access way.

Professional Comments

UDP policy BLT 4 (Protection of Buildings of Townscape Merit) states that the Council will endeavour to protect the character and setting of Buildings of Townscape Merit by far as possible treating proposal for works to or close to them, which would be visible from the street or any other place used by the public, as if they were listed buildings. The structure would not be visible from the street, given its location to the rear of the property, and would only be marginally visible above the existing fence, from the adjacent public access way. The design of the structure is unobtrusive, and appears as part of the boundary treatment to the existing site and therefore will not have an adverse impact on the existing building's character or setting.

UDP policy BLT 16 ('Unneighbourliness') seeks to protect adjoining properties from unreasonable loss of privacy, pollution, visual intrusion and disturbance. The use of 127 Station Road as a public house has long been established. This use is not restricted to the building itself and extends to the bounds of the property and includes the rear garden. The appropriateness of the site for use as a public house and effects associated with that use are not being considered under this application. With or without the smoking shelter, customers of the pub, at the owners discretion, can use the rear of the site for smoking.

Notwithstanding the above, the presence of the shelter is not likely to cause a large increase in the number of patrons using the rear garden area for smoking, therefore the effect of noise, smells or general disturbance experienced by neighbouring properties is unlikely to be significantly worsened.

Recommendation:

Permission

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

Case Officer (Initials): *SAS*

Dated: *28/03/08*

I agree the recommendation:

Team Leader/Development Control Manager

Dated:

This application has been subject to representations that are contrary to the officer recommendation. The Development Control 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.

Development Control Manager: *[Signature]*

28/03/08

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:	

ADDITIONAL NOTES CONTINUED FROM ABOVE: