

Tel: 0845 612 2660

Email: envprotection@richmond.gov.uk

Application for Planning Permission. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mrs	First name:	Hannah	Surname:	Dutton-Waller		
Company name							
Street address:	33 Park Court			Country Code	National Number	Extension Number	
	Park Road			Telephone number:			
				Mobile number:			
Town/City	Hampton Wick			Fax number:			
County:				Email address:			
Country:	United Kingdom						
Postcode:	KT1 4AX						
Are you an agent acting on behalf of the applicant?				<input type="radio"/> Yes <input checked="" type="radio"/> No			

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Description of the Proposal

Please describe the proposed development including any change of use:

Conversion from commercial premises (public house) to a single family dwelling.

Has the building, work or change of use already started? Yes No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House:	91	Suffix:	
House name:	Strikers Railway		
Street address:	HIGH STREET		
	HAMPTON WICK		
Town/City:	KINGSTON UPON THAMES		
County:			
Postcode:	KT1 4DG		

Description:

Public house with residential accomodation above and large rear garden

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	517411
Northing:	169739

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:
Title: First name: Surname:
Reference:
Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

We attended a 15 minute consultation where we were advised to apply for a change of use to residential and not split the use even though Mr Waller (my husband) runs a business from home employing 6 full time people. The business does not currently take up more than 25% of the floor space. The employees are able to work from home; the business address and also travel to sites to carry out their roles. The site of the Railway Tavern offers great public transport links with a bus stop outside and the railway opposite. This will allow the employees very easy access to the office by public transport, which is a mode of transport that we encourage, where possible.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? Yes No

Is a new or altered pedestrian access proposed to or from the public highway? Yes No

Are there any new public roads to be provided within the site? Yes No

Are there any new public rights of way to be provided within or adjacent to the site? Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? Yes No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No

If Yes, please provide details:

Existing side access to bin site to the rear of the property.

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

If Yes, please provide details:

Existing side access to bin site to the rear of the property. Collection as per other residential properties nearby.

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? Yes No

If Yes, please provide details:

We have spoken to the neighbors in the three cottages at the back of the property, along with the immediate neighbors on the right and left hand side. They will be submitting letters of support directly to the Council. We have approached the Hampton Wick Association, who appear comfortable with the proposal.

9. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you? Yes No

If Yes, please provide details of the name, relationship and role:

I am a member of staff. I work at Hampton Wick Infant & Nursery School as the Senior Administration Officer.

10. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

Original brickwork. Painted front elevation

Description of *proposed* materials and finishes:

No external changes to walls.

Roof - description:

Description of *existing* materials and finishes:

Slate tiled roof

Description of *proposed* materials and finishes:

No changes to be made.

10. (Materials continued)

Windows - description:

Description of *existing* materials and finishes:

Wooden framed casement windows

Description of *proposed* materials and finishes:

No material changes are to be made.

Doors - description:

Description of *existing* materials and finishes:

The front door is currently Red

Description of *proposed* materials and finishes:

Repaint to freshen up

Boundary treatments - description:

Description of *existing* materials and finishes:

Painted steel railings located at the front.

Description of *proposed* materials and finishes:

We propose to add an entrance gate in the same style of the existing railings in front of the main entrance door.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

There is currently no vehicle access

Description of *proposed* materials and finishes:

We will make no changes to this.

Lighting - add description

Description of *existing* materials and finishes:

Four decorative lantern style lights at ground floor level, plus fluorescent strip lighting over signage and floodlights across the top of the first floor.

Description of *proposed* materials and finishes:

Removal of the fluorescent tube light and upper flood lighting. The lanterns will remain

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? Yes No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Internal floor plans, current and proposed.

Photoshop picture of the front of the pub indicating how it would look without the signs.

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer Package treatment plant Unknown

Septic tank Cess pit

Other

Are you proposing to connect to the existing drainage system? Yes No Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

The property is already connected and no changes will be made.

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) Yes No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No

Will the proposal increase the flood risk elsewhere? Yes No

How will surface water be disposed of?

- Sustainable drainage system Main sewer Pond/lake
 Soakaway Existing watercourse

14. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

Yes, on the development site Yes, on land adjacent to or near the proposed development No

b) Designated sites, important habitats or other biodiversity features

Yes, on the development site Yes, on land adjacent to or near the proposed development No

c) Features of geological conservation importance

Yes, on the development site Yes, on land adjacent to or near the proposed development No

15. Existing Use

Please describe the current use of the site:

The ground floor operates as a public house with residential use on the first floor. The basement is for storage of pumping equipment and goods.

Is the site currently vacant? Yes No

Does the proposal involve any of the following:

Land which is known to be contaminated? Yes No

Land where contamination is suspected for all or part of the site? Yes No

A proposed use that would be particularly vulnerable to the presence of contamination? Yes No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If Yes to either or both of the above, you will need to provide a full Tree Survey with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? Yes No

18. Residential Units

Does your proposal include the gain or loss of residential units? Yes No

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? Yes No

Use class/type of use	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)

19. All Types of Development: Non-residential Floorspace (continued)

A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking establishments	74.0	74.0	0.0	-74.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	70.0	70.0	0.0	-70.0
	Total	144.0	144.0	0.0	-144.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
-----------	--------------	--	---	----------------------

20. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	1	0	1
Proposed employees	6	0	6

21. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
A4	12:00:00	11pm	12:00:00	11pm	12:00:00	10:30pm	<input type="checkbox"/>

22. Site Area

What is the site area?

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal for a waste management development? Yes No

24. Hazardous Substances

Is any hazardous waste involved in the proposal? Yes No

25. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent The applicant Other person

26. Certificates (Certificate B)

Certificate of Ownership - Certificate B Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which this application relates.

Notice recipient		Date notice served
Name:	Enterprise Inns plc	08/02/2010
Number:	3 Suffix:	
Street:	Monkspath Hall Road	
Locality:	Solihull	
Town:	West Midlands	
Postcode:	B90 4SJ	
Title:	Mrs First name: Hannah Surname: Dutton-Waller	
Person role:	Applicant Declaration date: 04/03/2010 <input checked="" type="checkbox"/> Declaration made	

26. Certificates (Agricultural Holdings Certificate)

Agricultural Holding Certificate Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Select Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding.

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Title:	Mrs First Name: Hannah Surname: Dutton-Waller
Person role:	Applicant Declaration date: 04/03/2010 <input checked="" type="checkbox"/> Declaration Made

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Date: 04/03/2010