

Comm. ttee

PLANNING REPORT

Printed for officer by
Mrs Helen Donnelly on 12 February
2010

Application reference: 10/0013/FUL
HAMPTON WARD

Date application received	Date made valid	Target report date	8 Week date
05.01.2010	05.02.2010	02.04.2010	02.04.2010

Site:

The Railway Inn, 127 Station Road, Hampton, TW12 2AL

Proposal:

Conversion of former public house to 4 no. dwellings and demolish an existing two-storey outbuilding.

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

APPLICANT NAME

c/o AGENT

AGENT NAME

Laura Leatherbarrow
Eclipse House
Eclipse Park
Sittingbourne Road
Maidstone
Kent
ME14 3EN
United Kingdom

DC Site Notice: printed on 12.02.2010 and posted on 19.02.2010 and due to expire on 12.03.2010

Consultations:

Internal/External:

Consultee

LBRUT Transport
LBRUT Environment Policy And Design

Expiry Date

Neighbours:

- Flat, The Railway Inn, 127 Station Road, Hampton, TW12 2AL, - 12.02.2010
- Oldfield Works 128 Units A And B, Oldfield Road, Hampton, TW12 2AE - 12.02.2010
- Oldfield Works 128 Hallite Polytek, Oldfield Road, Hampton, TW12 2HR - 12.02.2010
- Hampton Station Kiosk And Premises, Station Road, Hampton, TW12 2AL - 12.02.2010
- Oldfield Works 128 Units C And D, Oldfield Road, Hampton, TW12 2AE - 12.02.2010
- 56C Oldfield Road, Hampton, TW12 2AE - 12.02.2010
- 137B - 137C Station Road, Hampton, TW12 2AL - 12.02.2010
- Flat 4, Churchill House, 127A Station Road, Hampton, TW12 2AL, - 12.02.2010
- Flat 2, Churchill House, 127A Station Road, Hampton, TW12 2AL, - 12.02.2010
- Flat 5, Churchill House, 127A Station Road, Hampton, TW12 2AL, - 12.02.2010
- Flat 3, Churchill House, 127A Station Road, Hampton, TW12 2AL, - 12.02.2010
- Flat 1, Churchill House, 127A Station Road, Hampton, TW12 2AL, - 12.02.2010
- 19 Rushbury Court, 125 Station Road, Hampton, TW12 2DD, - 12.02.2010
- 16 Rushbury Court, 125 Station Road, Hampton, TW12 2DD, - 12.02.2010
- 14 Rushbury Court, 125 Station Road, Hampton, TW12 2DD, - 12.02.2010
- 12 Rushbury Court, 125 Station Road, Hampton, TW12 2DD, - 12.02.2010
- 10 Rushbury Court, 125 Station Road, Hampton, TW12 2DD, - 12.02.2010
- 8 Rushbury Court, 125 Station Road, Hampton, TW12 2DD, - 12.02.2010
- 6 Rushbury Court, 125 Station Road, Hampton, TW12 2DD, - 12.02.2010
- 4 Rushbury Court, 125 Station Road, Hampton, TW12 2DD, - 12.02.2010
- 2 Rushbury Court, 125 Station Road, Hampton, TW12 2DD, - 12.02.2010
- 160 Station Road, Hampton, TW12 2AP, - 12.02.2010
- 156 Station Road, Hampton, TW12 2AP, - 12.02.2010
- 154 Station Road, Hampton, TW12 2AP, - 12.02.2010
- 146 Station Road, Hampton, TW12 2AP, - 12.02.2010

12/3
5/3

- 24 Oldfield Road, Hampton, TW12 2AE, - 12.02.2010
- 22 Oldfield Road, Hampton, TW12 2AE, - 12.02.2010
- 18 Rushbury Court, 125 Station Road, Hampton, TW12 2DD, - 12.02.2010
- 17 Rushbury Court, 125 Station Road, Hampton, TW12 2DD, - 12.02.2010
- 15 Rushbury Court, 125 Station Road, Hampton, TW12 2DD, - 12.02.2010
- 13 Rushbury Court, 125 Station Road, Hampton, TW12 2DD, - 12.02.2010
- 11 Rushbury Court, 125 Station Road, Hampton, TW12 2DD, - 12.02.2010
- 9 Rushbury Court, 125 Station Road, Hampton, TW12 2DD, - 12.02.2010
- 7 Rushbury Court, 125 Station Road, Hampton, TW12 2DD, - 12.02.2010
- 5 Rushbury Court, 125 Station Road, Hampton, TW12 2DD, - 12.02.2010
- 3 Rushbury Court, 125 Station Road, Hampton, TW12 2DD, - 12.02.2010
- 1 Rushbury Court, 125 Station Road, Hampton, TW12 2DD, - 12.02.2010
- 162 Station Road, Hampton, TW12 2AP, - 12.02.2010
- 158 Station Road, Hampton, TW12 2AP, - 12.02.2010
- 152 Station Road, Hampton, TW12 2AP, - 12.02.2010
- 150 Station Road, Hampton, TW12 2AP, - 12.02.2010
- 148 Station Road, Hampton, TW12 2AP, - 12.02.2010
- 20 Oldfield Road, Hampton, TW12 2AE, - 12.02.2010
- 18 Oldfield Road, Hampton, TW12 2AE, - 12.02.2010
- 16 Oldfield Road, Hampton, TW12 2AE, - 12.02.2010

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 	GTD	28/03/2008
10/0013/FUL	<ul style="list-style-type: none"> • Conversion of former public house to 4 no. dwellings and demolish an existing two-storey outbuilding. 	PCO	

Constraints:

10/0013/FUL
The Railway Inn, 127 Station Road
Hampton

HAMPTON WARD
Contact Officer:
Matthew Rees

Proposal: Conversion of former public house to 4 no. dwellings and demolish an existing 2 storey outbuilding

Applicant: Greene King PLC.

Application received: 5 January 2010.

Main development plan policies:

UDP – BLT 4, 5, 11, 13, 15 and 16, HSG 4, 11, 13, 14, 18, TRN 2 and 4, CCE 15
CP1, CP2 and CP 14– Local Development Framework Core Strategy 2009

Present use: Public House

SUMMARY OF APPLICATION

The proposal would provide additional units of residential accommodation without compromising the character and appearance of the area or causing significant harm to neighbour amenities. Sufficient alternative entertainment uses exist in the area as to not raise concerns regarding the loss of the public house and the scheme satisfies relevant policy requirements for parking and sustainability.

RECOMMENDATION: Grant planning permission subject to conditions and completion of a S106 legal agreement to secure a financial contribution of £2079 towards educational facilities in the borough.

Site, history and proposal:

The application property is the Railway Inn, a public house located on the southern side of Station Road with residential accommodation at first floor level. Though not listed the property is classified as a Building of Townscape Merit and is located adjacent to, but not within, the Hampton Village Conservation Area.

History

08/0383/FUL – Erection of timber frame structure with polycarbonate roof to rear of property – approved 28/03/2008

05/1709/COU – Change of use of ground floor from en – suite bedrooms to a conference suite and function room – refused 07/10/2005

02/1811 – Proposed change of use of coach house and garages at rear to provide ancillary hotel accommodation, including first floor and ground floor extensions – refused 16/09/2002, appeal allowed 12/03/2003

The applicant proposes to convert the existing public house and 1 x 3 bedroom flat located at first floor level into 3 x 2 and 1 x 1 bedroom flats. The proposal does not

involve any extension to the premises though minor elevational alterations would be undertaken involving alterations to doors and windows.

Revised plans were submitted during the application process removing the parking spaces from the scheme.

Public and other representations:

2 letters of support and one letter of objection were received for the application. Concerns were raised regarding potential overlooking as a result of the conversion.

Professional comments:

Design

No extensions are proposed within the scheme. The elevational alterations would be minor in nature and are considered to have a neutral impact on the character and appearance of the area. The materials of the new fenestration would match the existing, which is considered to be acceptable and may be controlled by condition. As such the proposal is considered to comply with policies BLT 4, 11 and 13 of the Unitary Development Plan.

Neighbour amenities

Given the current use of the premises is as a public house with residential above it is considered that the proposal raises no concerns regarding potential increased levels of noise and disturbance over the existing. No extensions are proposed that may impact on light and outlook to neighbouring homes.

Concerns have been raised with regards to potential overlooking as a result of the new residential units. However no additional side facing windows are proposed at first floor level and, though one additional rear facing window would be installed it is considered that, given there is an existing residential use at first floor level and the separation distances retained between the application property and residential units to the rear of the site that concerns raised are unlikely to be sustainable.

As such the proposal is considered to comply with policies BLT 15 and 16 of the Unitary Development Plan.

Transport

Initial concerns were raised by council Transportation Officers with regards to 4 parking spaces to the rear of the site, which were subsequently removed from the scheme.

Though the proposal does not involve the provision of any parking spaces it is considered that, given the sites close proximity to good transport links and that the Council parking standards are maximum standards, allowing for the provision of fewer spaces so long as there would be no adverse impact on highway safety in the area, it is considered that the proposal would comply with policies TRN 2 and 4 of the Unitary Development Plan.

A condition is however recommended to ensure that the new properties would become lifetime members of a car club strategy and to require further details of cycle parking and refuse storage facilities.

Sustainability

Policy CP2 of the Local Development Framework Core Strategy (adopted April 2009) seeks to reduce carbon emissions from all new developments by requiring measures that minimise energy consumption in new development and increase the use of renewable energy on sites to 20% where feasible. The Council has produced a Sustainable Construction Checklist SPG that outlines the key principles for sustainable design while policy CP1 requires all new homes to endeavour to achieve a Code for Sustainable Homes level 3 or excellent Ecohomes Rating.

The applicant has provided a sustainable construction checklist to the satisfaction of the Council's sustainability officer. The applicant would not achieve a BREEAM excellent rating or a level of 20% renewable energy, but it is considered that sufficient justification has been given based on the nature of the conversion, with the host property being a BTM, with the majority of the existing fabric being retained and the modest scale of the proposal.

Landuse

Policy CCE 15 of the Unitary Development Plan seeks to retain indoor entertainment facilities in the borough. However it is considered that, given there are at least 14 other public houses within 2 km of the application site that any concerns regarding the loss of the facility is unlikely to be sustainable. In line with policy HSG 4 the use of the premises for new residential units is considered to be a suitable alternative and one small unit of accommodation would be provided to satisfy policy HSG 11. The scale and design of the proposal is considered to comply with policies HSG 14 and 18 of the Unitary Development Plan.

There is an existing outbuilding on the site that has extant planning approval to be converted into ancillary hotel accommodation. It is considered that the use of the building as ancillary hotel accommodation would not be compatible with the proposed residential use. However the applicant proposes to remove the building as part of the scheme and to replace it with a shared amenity area, which is considered to be acceptable, though a condition is recommended to ensure the landscaping takes place.

Planning obligation strategy

In line with its Planning Obligation Strategy the Council will seek to secure a S106 agreement for a payment of £2079 towards the provision of educational facilities in the borough.

Conclusion

The proposal would provide additional units of residential accommodation without compromising the character and appearance of the area or causing significant harm to neighbour amenities. Sufficient alternative entertainment uses exist in the area as to not raise concerns regarding the loss of the public house and the scheme satisfies relevant policy requirements for parking and sustainability.

Recommendation

I therefore recommend that the application for planning permission should be **approved**, subject to the following conditions and informatives and the completion of a S106 agreement to secure a contribution of £2079 towards educational facilities in the borough.

Standard conditions:

AT01 - Development begun within 3 years
BD08 - Materials to match existing
DV18A - Refuse arrangements
PK06A - Cycle parking

Non Standard Condition:

U31423 - Car club membership

Before the development hereby permitted begins a scheme shall be agreed in writing with the local planning authority and be put in place to ensure that for the lifetime of the unit it shall be a member of a car club and that future occupiers of the units hereby approved will be eligible for membership of a car club for the lifetime of the building. The scheme shall be implemented as part of the planning permission.

REASON: To ensure that the development does not generate an increased demand for on-street car parking to the detriment of the free flow of traffic, the conditions of general safety along the neighbouring highways, the residential amenity of the area and to accord with the Councils car parking policy and standards.

Standard Informatives

IE05B - Noise Control - Building Sites
IH06C - Damage to public highway
IL10A - Building regulations required

U45349 - Relevant policies

*The following have been taken into account in the consideration of this proposal:-
Unitary Development Plan - First Review 2005 policies BLT 4, 5, 11, 13, 15 and 16,
HSG 4, 11, 13, 14, 18, TRN 2 and 4 and CCE 15
Local Development Framework Core Strategy 2009 policies CP 1, 2 and 14*

U45353 - Reasons for approval

The proposal would provide additional units of residential accommodation without compromising the character and appearance of the area or causing significant harm to neighbour amenities. Sufficient alternative entertainment uses exist in the area as to not raise concerns regarding the loss of the public house and the scheme satisfies relevant policy requirements for parking and sustainability.

U45351 - Decision drawings

For the avoidance of doubt the Drawing(s) No(s) to which this decision refers are as follows:- DHA/7335/01 rev A, DHA/7335/02, DHA/7335/03 and DHA/7335/05 received on 5 January 2010 and DHA/7335/04 rev A received on 1 April 2010.

Non standard Informatives

U45806 - Construction traffic

Details, routes and access of all construction traffic to the site are to be agreed with the Transport Planning Group prior to the commencement of development. The applicants are advised to contact Nunzia D'Apollito in Transport Planning for further information.

U45805 - Highways condition survey

A highway condition survey is required before works are carried out to the site. The applicants are advised to contact the highways inspector for their area within the Highway Management Group with regard to this survey, which will include but may not be limited to photographs of the public highway surrounding the site.

U45991 - S106 Agreement

This planning permission is subject to a Section 106 Agreement which must be read in conjunction with it. The agreement would require a payment of £2079 towards educational facilities in the borough.

Background papers:

Application forms and drawings

Letters of representation

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): MAJ

Dated: 12/4/2010

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:

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:

Professional Comments:

10/0013/FUL
THE RAILWAY INN, 127 STATION ROAD
HAMPTON

HAMPTON WARD
Contact Officer:
Matthew Rees

27/4



© Crown copyright. All rights reserved. London Borough of Richmond Upon Thames LA 100019441[2010].'- Do not scale '

Proposal: Conversion of former public house to 4 no. dwellings and demolish an existing 2 storey outbuilding

Applicant: Greene King PLC.

Application received: 5 January 2010.

Main development plan policies:

UDP – BLT 4, 5, 11, 13, 15 and 16, HSG 4, 11, 13, 14, 18, TRN 2 and 4, CCE 15
CP1, CP2 and CP 14– Local Development Framework Core Strategy 2009

Present use: Public House

SUMMARY OF APPLICATION

The proposal would provide additional units of residential accommodation without compromising the character and appearance of the area or causing significant harm to neighbour amenities. Sufficient alternative entertainment uses exist in the area as to not raise concerns regarding the loss of the public house and the scheme satisfies relevant policy requirements for parking and sustainability.

RECOMMENDATION: Grant planning permission subject to conditions and completion of a S106 legal agreement to secure a financial contribution of £2079 towards educational facilities in the borough.

Site, history and proposal:

1. The application property is the Railway Inn, a public house located on the southern side of Station Road with residential accommodation at first floor level. Though not listed the property is classified as a Building of Townscape Merit and is located adjacent to, but not within, the Hampton Village Conservation Area.
2. History
 - 08/0383/FUL – Erection of timber frame structure with polycarbonate roof to rear of property – approved 28/03/2008
 - 05/1709/COU – Change of use of ground floor from en – suite bedrooms to a conference suite and function room – refused 07/10/2005
 - 02/1811 – Proposed change of use of coach house and garages at rear to provide ancillary hotel accommodation, including first floor and ground floor extensions – refused 16/09/2002, appeal allowed 12/03/2003
3. The applicant proposes to convert the existing public house and 1 x 3 bedroom flat located at first floor level into 3 x 2 and 1 x 1 bedroom flats. The proposal does not involve any extension to the premises though minor elevational alterations would be undertaken involving alterations to doors and windows.
4. Revised plans were submitted during the application process removing the parking spaces from the scheme.

Public and other representations:

5. 2 letters of support and one letter of objection were received for the application. Concerns were raised regarding potential overlooking as a result of the conversion.

Professional comments:

Design

6. No extensions are proposed within the scheme. The elevational alterations would be minor in nature and are considered to have a neutral impact on the character and appearance of the area. The materials of the new fenestration would match the existing, which is considered to be acceptable and may be controlled by condition. As such the proposal is considered to comply with policies BLT 4, 11 and 13 of the Unitary Development Plan.

Neighbour amenities

7. Given the current use of the premises is as a public house with residential above it is considered that the proposal raises no concerns regarding potential increased levels of noise and disturbance over the existing. No extensions are proposed that may impact on light and outlook to neighbouring homes.
8. Concerns have been raised with regards to potential overlooking as a result of the new residential units. However no additional side facing windows are proposed at first floor level and, though one additional rear facing window would be installed it is considered that, given there is an existing residential use at first floor level and the separation distances retained between the application property and residential units to the rear of the site that concerns raised are unlikely to be sustainable.

9. As such the proposal is considered to comply with policies BLT 15 and 16 of the Unitary Development Plan.

Transport

10. Initial concerns were raised by council Transportation Officers with regards to 4 parking spaces to the rear of the site, which were subsequently removed from the scheme.
11. Though the proposal does not involve the provision of any parking spaces it is considered that, given the sites close proximity to good transport links and that the Council parking standards are maximum standards, allowing for the provision of fewer spaces so long as there would be no adverse impact on highway safety in the area, it is considered that the proposal would comply with policies TRN 2 and 4 of the Unitary Development Plan.
12. A condition is however recommended to ensure that the new properties would become lifetime members of a car club strategy and to require further details of cycle parking and refuse storage facilities.

Sustainability

13. Policy CP2 of the Local Development Framework Core Strategy (adopted April 2009) seeks to reduce carbon emissions from all new developments by requiring measures that minimise energy consumption in new development and increase the use of renewable energy on sites to 20% where feasible. The Council has produced a Sustainable Construction Checklist SPG that outlines the key principles for sustainable design while policy CP1 requires all new homes to endeavour to achieve a Code for Sustainable Homes level 3 or excellent Ecohomes Rating.
14. The applicant has provided a sustainable construction checklist to the satisfaction of the Councils sustainability officer. The applicant would not achieve a BREEAM excellent rating or a level of 20% renewable energy, but it is considered that sufficient justification has been given based on the nature of the conversion, with the host property being a BTM, with the majority of the existing fabric being retained and the modest scale of the proposal.

Land use

15. Policy CCE 15 of the Unitary Development Plan seeks to retain indoor entertainment facilities in the borough. However it is considered that, given there are at least 14 other public houses within 2 km of the application site that any concerns regarding the loss of the facility is unlikely to be sustainable. In line with policy HSG 4 the use of the premises for new residential units is considered to be a suitable alternative and one small unit of accommodation would be provided to satisfy policy HSG 11. The scale and design of the proposal is considered to comply with policies HSG 14 and 18 of the Unitary Development Plan.
16. There is an existing outbuilding on the site that has extant planning approval to be converted into ancillary hotel accommodation. It is considered that the use of the building as ancillary hotel accommodation would not be compatible with the proposed residential use. However the applicant proposes to remove the building as part of the scheme and to replace it with a shared amenity area, which is considered to be acceptable, though a condition is recommended to ensure the landscaping takes place.

Planning obligation strategy

17. In line with its Planning Obligation Strategy the Council will seek to secure a S106 agreement for a payment of £2079 towards the provision of educational facilities in the borough.

Conclusion

18. The proposal would provide additional units of residential accommodation without compromising the character and appearance of the area or causing significant harm to neighbour amenities. Sufficient alternative entertainment uses exist in the area as to not raise concerns regarding the loss of the public house and the scheme satisfies relevant policy requirements for parking and sustainability.

Recommendation

I therefore recommend that the application for planning permission should be **approved**, subject to the following conditions and informatives and the completion of a S106 agreement to secure a contribution of £2079 towards educational facilities in the borough.

Standard conditions:

- AT01 - Development begun within 3 years
- BD08 - Materials to match existing
- DV18A - Refuse arrangements
- PK06A - Cycle parking

Non Standard Condition:

- U31423 - Car club membership

Before the development hereby permitted begins a scheme shall be agreed in writing with the local planning authority and be put in place to ensure that for the lifetime of the unit it shall be a member of a car club and that future occupiers of the units hereby approved will be eligible for membership of a car club for the lifetime of the building. The scheme shall be implemented as part of the planning permission.

REASON: To ensure that the development does not generate an increased demand for on-street car parking to the detriment of the free flow of traffic, the conditions of general safety along the neighbouring highways, the residential amenity of the area and to accord with the Councils car parking policy and standards.

Standard Informatives

- IE05B - Noise Control - Building Sites
- IH06C - Damage to public highway
- IL10A - Building regulations required
- U45349 - Relevant policies

The following have been taken into account in the consideration of this proposal:-
Unitary Development Plan - First Review 2005 policies BLT 4, 5, 11, 13, 15 and 16, HSG 4, 11, 13, 14, 18, TRN 2 and 4 and CCE 15
Local Development Framework Core Strategy 2009 policies CP 1, 2 and 14

- U45353 - Reasons for approval

The proposal would provide additional units of residential accommodation without compromising the character and appearance of the area or causing significant harm to neighbour amenities. Sufficient alternative entertainment uses exist in the area as to not raise concerns regarding the loss of the public house and the scheme satisfies relevant policy requirements for parking and sustainability.

- U45351 - Decision drawings

For the avoidance of doubt the Drawing(s) No(s) to which this decision refers are as follows:- DHA/7335/01 rev A, DHA/7335/02, DHA/7335/03 and DHA/7335/05 received on 5 January 2010 and DHA/7335/04 rev A received on 1 April 2010.

Non standard Informatives

- U45806 - Construction traffic

Details, routes and access of all construction traffic to the site are to be agreed with the Transport Planning Group prior to the commencement of development. The applicants are advised to contact Nunzia D'Apolito in Transport Planning for further information.

U45805 - Highways condition survey

A highway condition survey is required before works are carried out to the site. The applicants are advised to contact the highways inspector for their area within the Highway Management Group with regard to this survey, which will include but may not be limited to photographs of the public highway surrounding the site.

U45991 - S106 Agreement

This planning permission is subject to a Section 106 Agreement which must be read in conjunction with it. The agreement would require a payment of £2079 towards educational facilities in the borough.

Background papers:

Application forms and drawings

Letters of representation
