

Application reference: 10/0593/COU
HAMPTON WICK WARD

Date application received	Date made valid	Target report date	8 Week date
05.03.2010	05.03.2010	30.04.2010	30.04.2010

Site:

Strykers Railway, 91 High Street, Hampton Wick, KT1 4DG

Proposal:

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

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

APPLICANT NAME

Mrs Hannah Dutton-Waller
33 Park Court
Park Road
Hampton Wick
KT1 4AX
United Kingdom

AGENT NAME

DC Site Notice: printed on 17.03.2010 and posted on 26.03.2010 and due to expire on 16.04.2010

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

Garden Flat,93 High Street,Hampton Wick,KT1 4DG, - 17.03.2010
Flat 1,2 Church Grove,Kingston Upon Thames,KT1 4AL - 17.03.2010
Flat 3,2 Church Grove,Kingston Upon Thames,KT1 4AL - 17.03.2010
Flat 2,2 Church Grove,Kingston Upon Thames,KT1 4AL, - 17.03.2010
2 Church Grove,Kingston Upon Thames,KT1 4AL, - 17.03.2010
30 Bennett Close,Hampton Wick,KT1 4AT, - 17.03.2010
16 Bennett Close,Hampton Wick,KT1 4AT, - 17.03.2010
22 Bennett Close,Hampton Wick,KT1 4AT, - 17.03.2010
29 Bennett Close,Hampton Wick,KT1 4AT, - 17.03.2010
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8 Bennett Close,Hampton Wick,KT1 4AT, - 17.03.2010

10 Bennett Close, Hampton Wick, KT1 4AT, - 17.03.2010
 9 Bennett Close, Hampton Wick, KT1 4AT, - 17.03.2010
 13 Bennett Close, Hampton Wick, KT1 4AT, - 17.03.2010
 1 Bennett Close, Hampton Wick, KT1 4AT, - 17.03.2010
 3 Bennett Close, Hampton Wick, KT1 4AT, - 17.03.2010
 2 Bennett Close, Hampton Wick, KT1 4AT, - 17.03.2010
 93 High Street, Hampton Wick, KT1 4DG, - 17.03.2010
 3 Hesley Cottages, High Street, Hampton Wick, KT1 4DJ, - 17.03.2010
 2 Hesley Cottages, High Street, Hampton Wick, KT1 4DJ, - 17.03.2010
 1 Hesley Cottages, High Street, Hampton Wick, KT1 4DJ, - 17.03.2010
 Parkview Studios, Church Grove, Kingston Upon Thames, KT1 4AL, - 17.03.2010
 93A High Street, Hampton Wick, KT1 4DG, - 17.03.2010
 89 High Street, Hampton Wick, KT1 4DG, - 17.03.2010

History:

Ref No	Description	Status	Date
00/0726	<ul style="list-style-type: none"> Erection Of Rear Extension With Conservatory, Use Of Basement As A Kitchen And Part Of First Floor As A Function Room. Provision Of Wheelchair Access And Wc. Positioning Of Planters On Forecourt. 	GTD	27/11/2000
88/2836/ADV	<ul style="list-style-type: none"> Externally Illuminated Bus Shelter Advertising Panels. 	REF	15/02/1989
10/0593/COU	<ul style="list-style-type: none"> Conversion from commercial premises (public house) to a single family dwelling. 	PCO	

Constraints:

10/0593/COU
Railway Tavern
91 High Street
Hampton Wick

HAMPTON WICK WARD
Contact Officer:
S Graham-Smith x 7300

Proposal: Conversion from public house to single family dwelling.

Applicant: Mrs H Dutton-Walker

Application received: 5th March 2010

Main development plan policies:

UDP – First Review: BLT 2, 4; HSG 5, 11,14; CCE 15

LDF Core Strategy: CP 8, 14

Present use:

Vacant public house.

Summary of Application: The proposal would be contrary to policy CCE 15 of the UDP-First Review in that it would result in the loss of an indoor entertainment facility, However the existence of a more than sufficient number of other such facilities in the locality, particularly in nearby Kingston, means that refusal would be difficult to justify in this particular case on such grounds. No small units of accommodation are proposed and the site is in a town centre location with very good transport facilities. Consequently the proposal would be contrary to the housing policies of the Council.
Recommendation: Refuse

Site, History and Proposal:

The Railway Tavern is a detached two storey building located opposite Hampton Wick Station. There are residential properties either side and to the rear. It is a Building of Townscape Merit located in a Conservation Area and Mixed Use Area. The building dates from the 1800s. Despite minor extensions and outbuildings the building has changed little in recent years.

This application seeks permission to convert the building to a single dwelling.

Public and Other Representations:

Letters of support have been received from 41 addresses (those which were anonymous or did not give a full address for the author have not been included). Of these, 27 come from Hampton Wick or nearby parts of Teddington. 10 come from other parts of the borough and four from outside the borough. A number of these comments use similar wording. Reasons for support include sufficient provision of such uses in the area, antisocial behaviour of customers and noise nuisance when the property was in use, preservation and enhancement of the building,

Letters of objection have been received from 10 properties of which seven are in Hampton Wick, one from elsewhere in the borough and three from outside the borough. These cite the loss of a community facility and the loss of a traditional pub, which others in the area are

claimed not to be.

The Richmond and Hounslow branch of CAMRA objects pointing out that the former business served a different section of the community to the other nearby pubs. The continued erosion in the number of pubs in this and other areas of the borough is also pointed out.

The Hampton Wick Association objects to the loss of a business serving the High Street and points out that other drinking establishments are not traditional pubs.

Professional Comments:

Loss of the existing facility

No external changes are proposed and the main consideration is the principle of the change of use.

Although concerns about noise and the behaviour of customers are noted, these aspects need to be controlled by the management of the business. If the previous management was deficient, this does not necessarily mean that a future manager would be equally deficient.

Planning permission for developments involving the loss of three public houses in the borough have been given in recent months. These were in Station Road, Hampton, Park Road Richmond and Lower Richmond Road in Richmond. However each case has varying circumstances and these are of relevance.

There is a specific policy relating to the loss of such a facility. By virtue of policy CCE15, the Council will resist the loss of any existing private indoor entertainment facilities, and requires the provision of replacement facilities in development proposal. However, if it can be demonstrated that the demand for a particular activity does not exist, and only after a reasonable period of marketing which clearly demonstrates that the building is no longer suitable for a cultural or entertainment use will it be allowed to go out of that use. (Evidence is required to demonstrate that all reasonable efforts have been made to market the property at a reasonable open market price through appropriate advertising, advertisement boards etc). Only in exceptional circumstance will a site allowed to go out of recreational use.

In the case of Park Road and Lower Richmond Road it was considered that the marketing evidence provided was sufficient to demonstrate that the properties were no longer viable. In the case of Station Road it was stated that sufficient alternative entertainment uses existed in the area. The applicant for this application has endeavored to supply marketing evidence, but, despite providing a letter from the company which marketed the property there is little detail and the same company gave a far more detailed account of the marketing in relation to Park Road. The manner of advertising for this specific property is not revealed. No indication of the asking price and how this differed over the marketing period is shown. It is stated that 30+ viewings took place between July 2009 and March 2010 although most were interested in residential use. The lack of rear vehicular access is cited as a problem for commercial use. In my opinion this information is not sufficient to justify approval contrary to policy.

The other reason which has been given previously for allowing the loss of a pub contrary to policy is that sufficient provision exists in the area. This point has been raised by a number of those in favour of the proposal. Those against it state that the other pubs in Hampton Wick are different in nature, with two stated to be gastropubs, one a student bar and the other a hotel bar/restaurant. However, it should also be pointed out that a large number of drinking establishments exist in nearby Kingston although these do not benefit the economy

of Hampton Wick. In addition, even if the application were to be refused and the building taken up for commercial use, there is limited planning control on the type of establishment it would be. Planning permission would not be required for use as a restaurant or a shop, for example, or a pub of different character to the previous use. Bearing in mind that the Council does not have the power to retain the building as a traditional pub, regardless of the decision made on this application, approval may be appropriate if members agree that there is sufficient alternative indoor entertainment in Hampton Wick and the wider area.

Housing policy

Policy HSG 11 states the following: *Developments will be expected to provide a reasonable number of small units appropriate to the site (bedsits or one bedroomed units) and the Council will seek to negotiate at least 25% small units on appropriate sites. In town centres and other areas with high public transport accessibility and with good access to facilities such as shops it is envisaged the majority of units will be small.*

This site is in a town centre location and the transport facilities could hardly be better with the station facing the property. The applicant has stated that there is a lack of family houses available on the market, but I am not aware of any evidence that this is the case. It has also been pointed out that conversion to flats would have an adverse impact on the character and setting of the Building of Townscape Merit, but I not convinced by this argument and the approval of the conversion of the pub in Station Road, Hampton also involved a Building of Townscape Merit which is to become four flats. In the circumstances I consider that it would be difficult to justify an exception to housing policy in this instance.

Sustainability

Although not fully compliant with the sustainability checklist, a number of measures to improve the sustainability of the building are proposed and welcomed. It is recognized that the full checklist cannot be satisfied without substantial alteration to the Building of Townscape Merit which would not be appropriate.

Conclusion:

The proposal would be contrary to policy CCE 15 of the UDP-First Review in that it would result in the loss of an indoor entertainment facility, However the existence of a more than sufficient number of other such facilities in the locality, particularly in nearby Kingston, means that refusal would be difficult to justify in this particular case on such grounds. No small units of accommodation are proposed and the site is in a town centre location with very good transport facilities. Consequently the proposal would be contrary to the housing policies of the Council.

I therefore recommend **REFUSAL** on the following grounds:-

Reason for Refusal

No small units of accommodation would be provided by the proposed development and consequently the proposal would be contrary to policy HSG 11 of the Richmond upon Thames Unitary Development Plan First Review.

Standard Informative

IE05 – Decision drawings: site plan and floorplans received 5th March 2010.

Background Papers:

Application forms and drawings

Letter from interested parties

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): SGS

Dated: 15/7/10

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: