

DELEGATED REPORT

Royal Barge, Clarence Street	
Application Ref.	06/12600FUL
Case Officer	Karen Coles
Site Visit Date	25/10/06

Proposal

Change of use to A3 use (restaurant and bar) with late closing hours.

Policies

STR21, , KTC9, KTC27, OL14, OL15, T20, BE3, BE6, STR6

Any Unresolved Objections

NO

History

26655	Erection of department store, unit shops, offices; riverside uses comprising public house, restaurant, nightclub, food court/multi-purpose space, and retail unit; basement car park for 700 cars, construction of new road, footways & cycle ways; provision of riverside walk and moorings for pleasure craft.	Conditional pp granted 23/4/1986
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Consultations

Borough Valuer – no observations.

Environmental Health – no objection subject to conditions regarding noise, duct. Chris Newport has also requested condition to require the sliding doors to be closed after 8.00pm to address increased evening activity, particularly in relation to live music.

Highways – Development requires 2 cycle parking spaces. Relaxation of parking standards recommended for following reasons:

- Daytime users are likely to be shoppers and workers already in the town centre
- Public parking is available nearby at times required by patrons
- Site originally part of John Lewis which provided substantial underground car park
- Change of use unlikely to result in significant demand.

Cycle Officer – Cycle parking required.

LB of Richmond – no objection

Neighbouring occupiers – no response to date.

Comments

- 1 The plans accompanying 26655 identified the site as a night club. A condition attached to this permission restricted specifically restricted the riverside uses. Notwithstanding, the site has for many years been occupied as a Class A3 public house and is currently vacant.
- 2 Planning permission is sought for the change of use from PH (Class A4) to Restaurant and bar (Class A3), with late closing hours. The operating statement specifies that it will be "aimed at the over 25 business professionals who enjoy a good social scene and a

mix of premium cocktails and champagne together with a young trendy and funky atmosphere”.

- 3 The floor plans indicate that there will be 2 bars, a restaurant seating area (28), a lounging area. Reference is made to utilizing outside seating, although this is not detailed on the submitted floor plan. Negotiations are taking place with John Lewis to this effect. The land outside the premises is private and was not included within the Footpath Dedication Agreement. Details are reserved by condition.
- 4 It is proposed that the premise will open at 11 am as a bar/café and restaurant. A selection of hot drinks & lunch menu will be served. In the early evening reference is made to drinking with a relaxed ambiance. As the evening progresses (8pm to Midnight) the music increases in volume and “the bar becomes more of a music venue”. Hours of use sought are until 2 am on Friday to Saturday. The use as described in the statement is not considered to be a Class A3, and is more of a hybrid mixed A3/A4.
- 5 The previous premises had a licence permitting opening until 00.30 am, which is still valid and would need a deed of variation for any extension of hours. The site is not located in close proximity to residential properties – the closest affected would appear to be in Hampton Wick. McCluskeys (on the other side of the bridge) has a licence until 3 am. Having discussed the matter with Licensing, it is considered appropriate to restrict the planning permission to 02.00 am. A modification to the current premises license is required.
- 6 Policy T20 requires cycle parking provision for 2 cycles, reserved by condition.

W4 6/11/16

Reason for Approval

The proposed use is considered appropriate in this riverside location and would not detract from the character of the area or the amenities of surrounding occupiers. Accordingly the proposal complies with Policies OL15, H1, T20, KTC9 and STR21 of the Royal Borough of Kingston upon Thames Unitary Development Plan First Alteration.

Conditions

- 1 A1
- 2 The premises shall not be used for the purposes hereby permitted before 9.00 am or after 02.00 am the following day.
Reason: To safeguard the amenities of the occupiers of the neighbouring properties in accordance with Policies BE12 (Layout and Amenity of Buildings and Extensions) and H1 (Protection of Residential Amenities) of the Royal Borough of Kingston upon Thames Unitary Development Plan First Alteration.
- 3 The doors to the shopfront shall be fixed shut between the hours of 21.00 pm and 02.00 am.
Reason: To safeguard the amenities of the occupiers of the neighbouring properties in accordance with Policies BE12 (Layout and Amenity of Buildings and Extensions) and H1 (Protection of Residential Amenities) of the Royal Borough of Kingston upon Thames Unitary Development Plan First Alteration.
- 4 Before the use hereby permitted commences, details shall have been submitted to and approved in writing by the Local Planning Authority for the effective control of fumes and

odours from the premises. The scheme shall be implemented before the use commences and maintained for the duration of the use.

Reason: In the interests of the amenities of the area in accordance with Policies H1 (Protection of Residential Amenities) and STR11 (Pollution Control) of the Royal Borough of Kingston upon Thames Unitary Development Plan First Alteration.

- 5 Prior to commencement of the use hereby approved details of cycle parking for a minimum of 2 bicycles shall be submitted to and approved in writing by the Local Planning Authority, such facilities shall be permanently maintained and kept available for cycle parking purposes only and free from obstruction at all times.

Reason: To ensure the provision of satisfactory cycle storage facilities, in compliance with policy T20 of the Royal Borough of Kingston upon Thames Unitary Development Plan First Alteration.

- 6 Full details of any external tables and chairs and any associated features, to include design, location and method of fixture, are to be submitted to and approved in writing by the Local Planning Authority prior to the use of the outside forecourt for seating purposes.

Reason: To ensure an appropriate design and location, which is not prejudicial to highway safety and does not detract from the setting of listed Kingston Bridge or the adjacent Kingston Old Town Conservation Area, in accordance with policies T14, STR6, BE3 and BE6 of the Royal Borough of Kingston upon Thames Unitary Development Plan First Alteration.

Informative

1 N8

Recommendation	Permit	Refuse	Approve	Grant	LDC	Withdrawn	Other
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To be initialed by the Chair of the Neighbourhood Committee or other authorised Councillor in all cases involving unresolved planning objections.

1. I **endorse** the recommendation of the
Director of Environmental Services
to grant planning permission

or

2. I wish this application to be
referred to the Committee for determination

Date: