

## PLANNING APPLICATIONS COMMITTEE

23 APRIL 2014

		<u>Item No:</u>
UPRN	APPLICATION NO.	DATE VALID
	14/P4488	26/01/2015
<b>Address/Site</b>	The Alexandra Public House, 31-33 Wimbledon Hill Road, Wimbledon	
<b>(Ward)</b>	Hillside	
<b>Proposal:</b>	Refurbishment of existing partially covered roof terrace including new glazed canopy over an external bar area, new 'shed' providing covered seating area, and installation of kitchen ventilation plant, removal of chimney stack to first floor roof terrace, and new door connections with the external space (internal alterations including relocation of manager's flat and replacement with new kitchen, bar and patron seating area do not require planning permission).	
<b>Drawing Nos.</b>	3219/01/*, 3219/02/F, 3219/04/*, 3219/05/*, 3219/06/*, 3219/07/B, 3219/08/B, 3219/09/A, 3219/10, 31236/V-01 extract and supply systems plan view, 31236/V-01 extract system side and front elevations, 31236/V-01 canopy	
<b>Contact Officer:</b>	Greg Woodford (0208 545 3112)	

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## RECOMMENDATION

**Grant Planning Permission subject to conditions**

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## CHECKLIST INFORMATION

Heads of Agreement: No  
Is a screening opinion required: No  
Is an Environmental Statement required: No  
Press notice: No  
Site notice: Yes  
Number of neighbours consulted: 15  
External consultations: No

Archaeology Priority Zone: No  
Controlled Parking Zone: Yes- W2

## 1. INTRODUCTION

This application is being brought to the Planning Applications Committee for determination due to the objections received.

## 2. SITE AND SURROUNDINGS

2.1 The application site is a public house which falls within the Wimbledon Hill Road Conservation Area and sits within the boundary of the Wimbledon town centre.

2.2 It is a locally listed building, described in the Wimbledon Hill Road Conservation Area Character Assessment as follows:

2.2.1 For the part of the building that fronts onto Wimbledon Hill Rd:

*“This part of the building represents a forward extension (towards Wimbledon Hill Rd) of the earliest part of the public house. Historic maps indicate that this extension is thought to date from between 1874 and 1894. This is a two-storey building with a hipped slate roof set behind a cornice, and where the ground floor projects forward towards Wimbledon Hill Rd. Overall the building follows a classical design, the 1st floor being arranged symmetrically with 6 floor-to-ceiling windows, the central two being projected slightly forward, and with stone quoins defining the corners of the building and the forward projection of the centre section. The central forward-projecting section of the building is further emphasised by a raised cornice. Building materials are render to the ground floor level, and red brick and stone detailing to the upper floor. There are fine quality gauged bricks to the 1st floor window flat arches. The brickwork and render on the ground floor elevations has been painted over, which is an unfortunate alteration. The use of temporary banner advertising on the frontage of the building is harmful to the way in which it presents itself, and tends to obscure some architectural detailing.”*

2.2.2 For the rear part of the public house that fronts onto St Mark's Place:

*“This is a three-storey building, in red brick and stone, with a symmetrical classically inspired front elevation. It is thought to date from around 1860 (it is shown on the 1865 map). It has a shallow pitched hipped roof covered with slate. The most striking architectural feature is the two runs of three tall round-headed windows at the 1st floor level. Strong horizontal bands of stone run across the building frontage at the 1st floor window arches springing point level, and at the 1st and 2nd floor levels. The 2nd floor windows follow the rhythm of the windows at 1st floor level, but they*

*are much shallower. The windows are Victorian sashes, and appear to be original.*

*“A small two-storey side “extension”, also in brick, stands to one side. It is of lesser architectural interest.”*

- 2.3 The public house operates predominantly at the ground floor of the building but also features drinking areas located along St Mark’s Place and a partially covered roof terrace at the first floor (alterations to which is the subject of this application for planning permission). There is also an existing manager’s flat, office and staff accommodation at first and second floor level.
- 2.4 The surrounding areas comprise a mix of uses of commercial and community uses including offices, health services, restaurants, entertainment venues, retail outlets and community facilities. To the north is the Wimbledon Library, to the east is the St Mark’s Church, and to the west is Wimbledon Hill Road.
- 2.6 There are some residential uses on the upper floors along Wimbledon Hill Road, and there are residential properties located in Compton Road, Alexandra Road and Alwyne Road.
- 2.7 The site is extremely well located in relation to public transport services including the Wimbledon train, underground and tram station which is less than a 5-minute walk to the southeast, and a variety of bus services along Wimbledon Hill Road and St Georges Road.

### 3. CURRENT PROPOSAL

- 3.1 Not all of the changes shown on the existing and proposed plans require planning permission and it is important to distinguish between them. Works requiring planning permission are as follows:
  - the creation of new structures on the existing partially covered roof terrace as part of the general refurbishment and re-organisation of the first floor level of the premises – these comprise a glazed canopy over a new external bar and a small ‘hut’ providing a covered seating area towards the rear of the terrace and demolition of a disused chimney
  - Installation of a doorway between the existing roof terrace and the manager’s flat to allow movement between the refurbished roof terrace and the new kitchen, bar and seating area.
  - The installation of a new kitchen ventilation plant to service the new first floor kitchen. This new plant would be in addition to existing plant equipment, located central to the site and not highly visible from the road.

- 3.2 The works form part of a general re-organisation and refurbishment of the first floor level which internally includes conversion of the existing manager's flat into a new kitchen, bar and dining/seating area for patrons and conversion of existing staff areas into a relocated managers flat. The existing narrow balcony facing Wimbledon Hill Road serving the manager's flat would provide a new small seating area for patrons. As the internal changes involve the existing A4 public house floorspace (the first floor manager's flat being an ancillary part of the A4 use) this expansion of the seating area for the public into existing pub floorspace does not require planning permission, since it is all within the A4 planning unit.
- 3.3 All of the proposed works are located at the first floor. None of the proposed works relate to the operation of the Alexandra at the ground floor or within St Mark's Place. The intention is to focus operations at first floor as more sit down and eating facilities rather than standing drinking space.
- 3.4 Amended Plans  
The original proposal included an additional 3 'sheds' sited at the front of the existing roof terrace facing Wimbledon Hill Road, with wooden sides and felt roofs. These have been omitted at the request of officers' due to their visual impact on the streetscene and the locally listed building.

#### 4. PLANNING HISTORY

- 4.1 15/P0007 - APPLICATION FOR ADVERTISEMENT CONSENT FOR THE DISPLAY OF EXTERNALLY LIT AND NON-ILLUMINATED REPLACEMENT SIGNAGE – grant advertisement consent
- 4.2 Various other historical applications for the display of advertisements.
- 4.3 07/P1456 - INSTALLATION OF GLASS SCREEN TO FRONT PARAPET OF FIRST FLOOR TERRACE/BEER GARDEN – grant permission subject to conditions.
- 4.4 02/P2803 (applies to land adjacent of the Alexandra Public House) - RETENTION OF USE AS AN EXTERNAL SEATING AREA – grant permission subject to conditions.
- 4.5 01/P1645 (applies to land adjacent of the Alexandra Public House) – RETENTION OF USE AS AN EXTERNAL SEATING AREA – grant permission subject to conditions.
- 4.6 98/P1292 - EXTENSION AT FIRST FLOOR LEVEL TO FORM TOILET BLOCK – grant permission subject to conditions.

- 4.7 97/P1119 - ALTERATION OF 5 GROUND FLOOR WINDOWS TO THE ST MARKS PLACE ELEVATION INTO FRENCH STYLE WINDOWS – grant permission subject to conditions.
- 4.8 92/P0833 - FORMATION OF ROOF TERRACE AT FIRST FLOOR LEVEL OVER EXISTING BAR INVOLVING ERECTION OF NEW STAIRCASE ENCLOSURE NEW RAILING TO FRONT FACADE AND NEW FIRE ESCAPE ROUTE – grant permission subject to conditions.
- 4.9 92/P0834 - REMOVAL OF EXISTING SKYLIGHTS IN CONNECTION WITH FORMATION OF ROOF TERRACE AT FIRST FLOOR LEVEL – grant conservation area consent.
- 4.10 92/P0020 - CONSERVATION AREA CONSENT FOR THE DEMOLITION OF A SINGLE STOREY OUTBUILDING AT THE REAR OF THE ALEXANDRA PUBLIC HOUSE – grant conservation area consent.
- 4.11 MER538/71 - SINGLE STOREY EXTENSION – grant permission subject to conditions.

## 5. CONSULTATION

- 5.1 The application was advertised by site notice and letters of notification to the occupiers of neighbouring properties. Four objections from local residents were received and one from Wimbledon East Hillside Residents' Association. One letter of support from a local resident was also received. The representations are summarised below:

### 5.2 Objections from individual residents

There are already significant problems arising from the pub use and from patrons gathering on St Mark's Place. It is at the edge of a residential area and existing problems arise from noise disturbance, litter, drunken behaviour, vandalism, vomit, blocking of pavements with people and sign boards, parking problems in adjacent streets. Wimbledon town centre is a designated cumulative impact zone and alterations like this which increase the number of drinkers that can be accommodated should be opposed. It would exacerbate the existing problems. Covered areas will increase use of terrace - noise carries further from the terrace.

### 5.3 Wimbledon East Hillside Residents' Association

The Alexandra is the largest venue selling alcohol in their area and is the only one with a 1pm closing time at weekends – the application allows for further expansion with new seating for 46 customers at first floor – concerns are exacerbation of existing problems associated with the

Alexandra comprising parking in adjoining residential streets, with CPZ restrictions ending at 6:30pm, late night noise and disturbance, litter, vomit and other anti-social behaviour, obstruction of St Mark's Place, health and safety issues, adequate policing/CCTV, the intention to create a themed destination pub, overdevelopment of the site, further colonisation of St Mark's Place at expense of other uses, public consultation not wide enough

5.4 Letter of support

The proposal seems like a sensible development. By improving the outdoor space on the terrace, and increasing the food offering and seating capacity within the building, the proposal would alleviate the concerns of those who object based on drinking outside in St Mark's Place.

5.5 Council's Environmental Health Team was consulted and there were no objections to the proposal subject to the inclusion of conditions managing noise from the proposed kitchen exhaust fan.

5.6 Council's Conservation Team was consulted and there were no objections to the proposal. In particular, there was no objection to the removal of the chimney or the installation of new doors between the existing roof terrace and manager's flat.

5.7 Council's Traffic and Parking Team was consulted and there were no objections to the proposal. It was not considered that the application would have a significant impact on parking or pedestrian movement.

6. RELEVANT PLANNING POLICY

6.1 Site and Policies Plan (July 2014)

DM R1 (Location and scale of development in Merton's town centres and neighbourhood parades)

DM R5 (Food and drink / leisure and entertainment uses)

DM D1 (Urban design and the public realm)

DM D2 (Design considerations in all developments)

DM D4 (Managing heritage assets)

DM EP2 (Reducing and mitigating noise)

6.2 Adopted Merton Core Strategy (July 2011)

CS 7 (Centres)

CS 12 (Economic Development)

CS 14 (Design)

6.3 Wimbledon Hill Road Conservation Area Character Assessment (2006)

- 6.4 The London Plan, (2015)
- 6.5 National Planning Policy Framework (2012)

## 7. PLANNING CONSIDERATIONS

- 7.1 The principal planning considerations concern the impact of the proposed works on the amenity of local residents and the appearance of the locally listed building and the Conservation Area.

### 7.2 Impact on Residential Amenity

As noted earlier in the report, the expansion of the trading area at first floor level inside the public house does not require planning permission since the floorspace forms part of the A4 planning unit. This is dealt with through the alcohol licensing regime. On 13 February this year a hearing was held to determine an application to vary the alcohol license for the Alexandra to allow the creation of a new internal trading area with seats for 40 customers, to refurbish the existing roof terrace, change the position of the existing bar and add a new canopy and covered seating.

- 7.3 Taking into account the pub's location within a cumulative impact zone, and a representation from the Metropolitan Police recommending the addition of a number of conditions to the Alexandra's existing alcohol license in order to limit impact from patrons and to ensure the premises would continue to achieve the licensing objectives specified in licensing legislation, Council's licensing sub-committee agreed to vary the licence. This was subject to a number of the conditions recommended by the Metropolitan Police relating to the installation and maintenance of a comprehensive CCTV system, the necessity for licensed door supervisors, limiting alcohol consumption to the curtilage of the building, and the maintenance of an incident log. The sub-committee also addressed cumulative impact and access through St Mark's Place and recommended that door supervisors / staff ensured that patrons of the Alexandra were managed to maintain right of way through St Mark's Place at busy times. Should there be future problems with the Alexandra, under alcohol licensing legislation, Council has the power to review its alcohol license and can modify or add any conditions, issue warnings and cautions, and even revoke the license if appropriate.
- 7.4 In terms of the elements of this proposal requiring planning permission, these comprise the physical external works to the roof terrace and the new ventilation/extraction equipment for the first floor kitchen. Given that the roof terrace already exists and is being refurbished, it is not considered

that there would be any additional impact on residential properties within neighbouring streets off Wimbledon Hill Road arising from the changes. The extent of covered seating area has been reduced from the original submission because of the visual impact of the proposed 'huts' and the new canopy replaces an existing one. The proposal is not therefore considered to promote any significant intensification of the use of the terrace sufficient to form a ground for refusal and it will continue to be governed by the original restrictions preventing the use of this external area beyond 11pm. The impact of the external alterations is therefore considered to be acceptable in relation to Policy DM R5 'Food and drink / leisure and entertainment uses'.

7.5 Extraction Equipment

The Council's environmental health team have raised no objections to the details of the extraction equipment subject to the inclusion of a suitable noise condition.

7.4 Impacts of the Proposed Works on the Conservation Area

7.5 The Council's Conservation Officer raised no objection to the proposal including removal of the chimney or the installation of new doors between the existing roof terrace and manager's flat. The 'huts' which were considered to negatively impact on the Wimbledon Hill road street scene have been removed and the glass canopy replaces an existing structure and will be set some 3m back from the edge of the terrace. The plant equipment is located at the rear of the property and would not be visible from the public domain. The proposal is therefore considered to preserve and/or enhance the contribution that the building makes to the Wimbledon Hill Road Conservation Area and to be acceptable in relation to the visual appearance of the locally listed building.

7.6 Parking and Highways.

The internal expansion of the trading area does not require planning permission, however it is noted that the Council's Transport Planning section consider the site to be an appropriate location for an A4 use within a highly accessible town centre.

8 CONCLUSION

8.1 In conclusion, it is considered that the proposed external changes to the roof terrace are acceptable and would preserve the character of the Wimbledon Hill Road Conservation Area, and the appearance of the locally listed building. It is also considered that the refurbished roof terrace and new plant will not unreasonably impact on the amenity of nearby residential area. It is noted that the expansion of the internal trading area does not require planning permission, but that it is controlled through the



alcohol licensing regime.

## 9 RECOMMENDATION

9.1 Grant planning permission subject to the following conditions:

1. A.1 Commencement of Development (full application)
2. A7 Plans
3. B3 External Materials as Specified
4. Additional details relating to colour of metal frame to the glass canopy.
4. Non – Standard Condition: Noise levels, (expressed as the equivalent continuous sound level) LAeq (10 minutes), from the new plant/machinery associated with the new kitchen extraction/ventilation system shall not exceed LA90-10dB at the boundary with the closest residential property.

Reason: To protect the amenities of the occupiers in the local vicinity and to comply with the requirements of DM R5 (Food and drink / leisure and entertainment uses) of the London Borough of Merton Site and Policies Plan (July 2014).

5. Non – Standard Condition: Odour from the new extraction and odour control unit shall be designed and installed so that cooking odour is not detectable to affect other premises.

Reason: To protect the amenities of the occupiers in the local vicinity and to comply with the requirements of DM R5 (Food and drink / leisure and entertainment uses) of the London Borough of Merton Site and Policies Plan (July 2014).

Note to applicants – approval of application

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