South of the Borough Neighbourhood Committee: 07 June 2018

Planning Consultation (18/10123/FUL): 174 (The Cap in Hand) Hook Rise North

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[Please note that this plan is intended to assist in locating the development it is not the site plan of the proposed development which may have different boundaries. Please refer to the application documents for the proposed site boundaries.]
Summary:
Demolition of existing Public House and provision of no. 38 x1, 2 & 3 bed units (16 no.1 bed, 18 no.2 bed & 4 no. 3 bed) up to 7 storeys in height together with 14 off street car parking spaces, 145 sqm of Class A1 retail space, new access/egress arrangements and hard and soft landscaping.

Recommendation
It is **RECOMMENDED** that the Committee express its views on the application so that the Development Control Committee can consider them when it determines this planning application.

Key Standards Dashboard

<table>
<thead>
<tr>
<th>Planning Issue</th>
<th>Relevant Standard</th>
<th>Proposed</th>
<th>Is this Aspect in Accordance with the Development Plan?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Density</td>
<td>70-170 u/ha</td>
<td>130 u/ha</td>
<td>Yes</td>
</tr>
<tr>
<td>Affordable housing</td>
<td>50%</td>
<td>50%</td>
<td>Yes</td>
</tr>
<tr>
<td>Unit Mix</td>
<td>30% 3 beds</td>
<td>11% 3 beds</td>
<td>No</td>
</tr>
<tr>
<td>Car Parking Spaces</td>
<td>40 maximum</td>
<td>14</td>
<td>Yes</td>
</tr>
<tr>
<td>Cycle Parking Spaces</td>
<td>72 minimum</td>
<td>64</td>
<td>No</td>
</tr>
<tr>
<td>Sustainability – C02</td>
<td>Zero Carbon</td>
<td>35% reduction and a Carbon Offset Payment</td>
<td>Yes, subject to the receipt of the Carbon Offset payment</td>
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</tbody>
</table>

Site and Surroundings

1. The application site is 0.29 hectares in size and is located by the Hook underpass to the north on the A309, south of Surbiton and is occupied by the Cap in Hand public house (PH). The building is detached and has four storeys including a basement and accommodation in the roofspace. The PH occupies the ground floor and basement, with ancillary accommodation within the upper floors. There is a large existing car park for the PH to the west of the building. The area to the north of the site is characterised by two storey terraced residential development.

2. The site does not contain any listed buildings and is not located within a conservation area. It most western part of the site is located within Flood Zone 2. The site is designated as a Key Area of Change within the LDF Proposals Map (2012). To the west of the site on Hook Road is the Ace of Spaces Local Centre.
Planning History

| 16/10365/FUL | Demolition of existing conservatory and creation of paved pedestrian route. Retention of existing public house on ground floor and basement. Conversion of ancillary accommodation on upper floors to 4 x 1 bedroom flats and provision of roof terraces/ balcony with associated elevational alterations and alterations to the existing flue. Erection of part single/ part two storey building to create three two bedroom houses with basements, gardens and roof terraces. Erection of part single/ part two storey building including pitched front roof and front dormers to create 1 No. two bedroom flat and 1 No. one bedroom flat with associated terraces and access stairs to the first floor accommodation. | Approved 28/02/2017 |

Proposal

3. The planning application proposes the demolition of the PH and the redevelopment of the site to provide no. 38 residential units (16 x no.1 bed, 18 x no.2 bed & 4 x no. 3 bed. 14 off street car parking spaces would be provided. The proposal includes 145 sqm of Class A1 retail space, new access/egress. arrangements and hard and soft landscaping

4. The proposed development comprises two buildings ranging in height between three to seven storeys, with the highest building being at the eastern end of the site and built form being positioned towards the southern boundary, adjacent to the Kingston Bypass. There are x12 parking spaces and a new vehicular access proposed towards the western end of the site and x2 disabled parking spaces proposed to be located towards the eastern end of the site. Cycle parking provision is proposed for the residential and commercial uses. The retail/commercial unit is proposed at ground floor level at the eastern end of the site adjacent to Hook Road.

5. The legal agreement would secure:

   • Affordable housing units (50% - 70% affordable rent, 30% intermediate)
   • Carbon Offset contributions approximately £57,060.

6. The residential floorspace for the development is expected to be 2308 sqm (with affordable units not being CIL liable) and 145 sqm of non-residential floorspace. Using the indicative figures, the CIL liability is likely to be in the region of £57,700 for residential and £2,900 for non-residential.

Consultations

7. 170 neighbouring properties have been consulted and the application was advertised by a site notice and a press notice.
8. 70 residents have responded stating the following key concerns:

- Scale and design
- Highways/Parking
- Residential Amenity
- Environmental impacts (pollution, flooding)
- Impact upon social infrastructure
- Loss of public house.

9. Statutory and Non Statutory Consultation

**Metropolitan Police Designing out Crime Officer:** No objection, subject to conditions.

**Thames Water:** No objection, subject to conditions and informatives.

**Transport for London (TfL):** No objection to the proposed level of car parking. Further information required including a Road Safety Audit and Construction Logistics Plan,

**Royal Borough of Kingston (RBK) Climate Change and Sustainability Officer:** No objection to the proposed energy and sustainability levels of the buildings, subject to conditions and a Carbon Offset S106 payment.

**RBK Environmental Health Officer:** No objection, subject to conditions and informatives.

**RBK Flood Risk:** Objection, lack of information on drainage and SUDS conditions.

**RBK Neighbourhood Traffic Engineer:** No comments received.

**RBK Tree and Landscaping Officer:** No objection, subject to conditions.

**RBK Waste and Recycling:** No objection, subject to conditions.

**Chessington District Residents Association:** Objects to the application’s density, lack of car parking spaces, impact of air and noise pollution on the site, increase in traffic, scale and massing.

**BACKGROUND PAPERS** held by Laura Taylor (author of this report)
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