

Fountain House Hotel, 116-118 Church Road, Hayes

Our ref: 0182/116CRH/2/PS
LPA ref: 7772/APP/2021/4495

PLANNING STATEMENT

Rosemay Hotels Limited

VERSION: 1.4



Fountain House Hotel, 116-118 Church Road, Hayes

1. INTRODUCTION

Stewart M&PS has been instructed by the Rosemay Hotels Limited to produce this Statement to accompany a Section 73 application for the removal of planning condition number 2 attached to the planning permission LBH Ref No. 7772/APP/2021/4495 for:

Refurbishment of existing Hotel including two storey side extension, two storey purpose built accommodation units, basement, outdoor amenity space, refuse areas, access alterations with new gate, plant room, cafe and associated parking and external alterations

The Fountain House Hotel has been operating from this site for more than 20 years. The above referenced planning permission enables a major upgrade and modernisation programme for the hotel and the services offered to its visitors. At present the property comprises 29 hotel rooms, alongside food and drink space and on-site parking. Following the proposed improvements, it would have had 28 guest rooms with an ancillary ground floor café and 8 off-street parking spaces.

The planning permission was granted subject to 16 Conditions. This application seeks amendment of Condition 2 to enable a reconfiguration of the accommodation at all levels.

2. CONDITION 2

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:

FHH- PP- 001

FHH - PP - 201 Rev A

FHH - PP - 202 Rev A

FHH - PP - 203 Rev A

FHH - PP - 204 Rev A

FHH - PP - 205 Rev A

FHH - PP - 206 Rev A

FHH - PP - 207 Rev A

FHH - PP - 208 Rev A

FHH - PP - 209 Rev A

FHH - PP - 2010 Rev A

FHH - PP - 2011 Rev A

and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions Hillingdon Local Plan Parts 1 (November 2012) and 2 (January 2020) and the London Plan (2021).

The drawings referenced in the condition propose a very specific form and layout of development that has been assessed and deemed to be consistent with relevant Local Plan requirements. However, following the tender exercise and a funding appraisal, it was found that, in its current form, the approved development scheme would not be viable. The layout and arrangement of the spaces within the scheme have therefore had to be reassessed. A design-led approach has been adopted, to make better use of the site, consistent with London Plan policy D3, whilst remaining sympathetic to its local listing and design character. The reassessment focused on making better use of the internal spaces whilst minimising interventions to the external appearance of the building, particularly the retained existing buildings.

The revised scheme makes the following changes to the approved development scheme:

Ground Floor	Reconfiguration of café and lounge area; formation of 2 additional guest suites and a staff suite	Fenestration changes in central courtyard, south elevation and deletion of secondary windows in suite 9 and customer toilets
First Floor	Repositioning of internal deck access	Fenestration changes in internal courtyard and south elevation. Omission of secondary windows in suite 22, to match suite 9 below
Second Floor	Proposed yoga studio redesignated as guest suite	Fenestration changes facing central courtyard

Externally also, changes to the basement and external plant room are no longer proposed.

All of the external changes have been designed to match the detailing of previously approved changes to the building in terms of materials and detailing. Specifically, window and door openings

would feature brickwork arches and conventionally designed fenestration and doors. Most importantly, the essential design approach of creating a private central courtyard by forming a new two-storey addition is maintained. The addition of a link extension at first floor level has been deleted from these final proposals.

Internally, the circulation spaces and public facilities remain substantially as originally approved, particularly in relation to access and facilities for people with disabilities or mobility impairment. All other public benefits are maintained most notably the coffee shop and the small Orwell museum.

Drawings have been prepared to show all of the proposed changes and these are required to substitute for the approved drawings, and Condition 2 duly amended, as follows:

Approved (LBH Ref No. 7772/APP/2021/4495)	Proposed substitution drawings
FHH - PP - 001	-
FHH - PP - 200 Rev A	FHH - PP - 200-REV TA Proposed Ground Floor Plan
FHH - PP - 201 Rev A	FHH - PP - 201 Rev NA Proposed First Floor Plan and Attic
FHH - PP - 202 Rev A	FHH - PP - 202 Rev FA Proposed Roof Plan
FHH - PP - 203 Rev A	FHH - PP - 203 Rev CA Proposed Section B - C (Renamed from A - D)
FHH - PP - 204 Rev A	FHH - PP - 204 Rev CA Proposed Elevations (West, South and East)
FHH - PP - 205 Rev A	FHH - PP - 205 Rev FA Proposed Elevations (North, Courtyard East)
FHH - PP - 206 Rev A	FHH-PP-206-REV EA Comparison Existing and Proposed Ground Floor
FHH - PP - 207 Rev A	FHH - PP - 207 Rev DA Comparison Existing and Proposed First Floor Plan and Roof Plan
FHH - PP - 208 Rev A	FHH - PP - 208 Rev GA Comparison Proposed Sections
FHH - PP - 209 Rev A	FHH - PP - 209 Rev JA Existing and Proposed South and West Elevations
FHH - PP - 2010 Rev A	FHH - PP - 2010 Rev KA Existing and Proposed Section A and East Elevation
FHH - PP - 2011 Rev A	FHH - PP - 2011 Rev J Existing and Proposed East and North Elevations

As discussed earlier, the proposed changes are considered to be quite minor in nature; they would not affect the description of development in planning permission 7772/APP/2021/4495. The site area or the footprint of the previously approved development would remain unchanged too.

Notwithstanding the above, we are aware that the property is a locally listed building in a Conservation Area and we note that the Heritage Statement that accompanied the original proposals deemed the design to be:

... correct, contextually responsive, (and) enhances the appearance of the conservation area and reinforces the importance of local heritage buildings in Hayes Village.

Whilst observing that:

The proposed works can result in a greater appreciation to heritage buildings by way of increased numbers of people staying within the building.

Referring also to the:

Improved appearance of the building, strengthening and enhancing its visual landmark position and in doing so enhancing the conservation area.

We consider that these observations hold true regardless of the modest further changes proposed in this application.

In relation to use of the hotel, whilst some variation in use might be anticipated by virtue of the increase in number of guest suites, this is balanced by a reduction in the size of the Class E coffee shop/restaurant floorspace and the deletion of the yoga studio. The proposals would not therefore result in any significant change in parking demand or traffic generation.

3. CONCLUSION

The application proposes small scale changes to a development scheme that proposed quite modest updating, refurbishing and slight extension to an existing building of local heritage interest only. In all the circumstances, we would submit that, whilst the proposals represent material changes to the approved development scheme for the site, they are nonetheless quite minor in terms of their scale and impact. They are therefore capable of being considered as minor material alterations to the approved development scheme pursuant to Section 73 of the Act.

The proposed changes are consistent with the design of the extant planning permission and present no adverse implications to the character or appearance of the building or the locality. Similarly, no adverse implications would arise from the proposed reconfiguration of the approved uses within the building.

As the proposed changes would present no conflicts with the approved development plan, we consider that a new planning permission should be issued with condition 2 suitably amended to refer to the changes proposed in our application.

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