

Royal Borough of Kensington and Chelsea
Directorate of Planning Services – Policy Observations

TP No: 07/01662 and 07/01663	Address: The Phene Arms, 9 Phene Street, SW3 5NY	Date Received 26/07/2007	Date of Obs 26/07/2007	
UDP Policy and Paras H2, H3, H5	Development: Extension to existing basement and ground floors; minor window and door relocation; general internal refurbishment; hard and soft landscaping; provision of use and conversion from vacant public house to a single dwelling house	Objection ✓	No Objection	
		HMO?	No of Dwelling Units	
		D.C Officer SW	Existing 1 anc	Proposed 1

Site:

The property is within the Cheyne Conservation Area in Chelsea and is on the corner of Phene Street and Margaretta Terrace. It provides an open garden area which faces on to both of the streets and is identified as a preserved tree area in the Cheyne Conservation Area Proposal Statement.

Existing use:

The property is a Victorian purpose built public house and ancillary residential, which has now been closed for a couple of years. The surrounding area is residential and was built at the same time as the Public house (1850-51), which provided a focal point for the residents.

Proposal:

There are two applications for the site, both for the change of use of the property from an A4 Use Class public house to a C3 Residential single family dwelling house, excavation works, alterations and refurbishment. PP/07/01662 proposes a larger basement with excavations under the garden area.

Two applications to change the use to residential were withdrawn in August 2001 (PP/01/00780 and PP/01/00781).

Comments:

The policy concern regarding these cases is the loss of the public house. The gain of a residential unit is encouraged by UDP Policy H3, where appropriate. The appropriateness of the change of use is the issue, as acknowledged by Policy H2 and H5.

UDP Policy H2 encourages the use of buildings as residential unless b) the land is required for the provision of social and community facilities to meet local needs. Policy H5 resists the loss of local services and facilities which support the residential character of the area.

The public house would originally have been built to act as a facility and meeting place to support the local area. It is an attractive Public house and its name and history are relevant to the local area and are acknowledged in the Cheyne Conservation Area Proposals Statement.

Today it still has the potential to act as a facility for local people and visitors alike. Details provided by the Campaign for Real Ale (CAMRA) show that this area of the borough, SW3, has suffered the largest loss of public houses (seventeen) since 1979, through change of use, demolition or closure, as is the case so far with the Phene Arms. No evidence has been submitted with the application to demonstrate that is financially unviable to continue the life of the Phene Arms as a public house.

I am not aware whether or not the public house has been a nuisance to local residents. This is a matter for the licensing authority if it has been.

Additionally, PPG 15: *Planning and the Historic Environment*, paragraph 4.19 states that high priority must be given to the objective of preserving or enhancing the character or appearance of the area. It is considered that the Phene Arms adds to the character and appearance of the area and its loss should be resisted. It would be preferable for the public house to become another suitable form of eating and drinking establishment at ground floor, which retains the future possibility of a return to pub use.

Objection to both applications

Zoe Chick

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26/7/07