

Planning Committee

27 May 2026



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| Application No. | 25/01482/FUL | | |
| Site Address | The Feathers, The Broadway, Laleham, Staines-upon-Thames, TW18 1RZ | | |
| Applicant | Wellington Pub Company | | |
| Proposal | Change of use from Public House (Sui Generis) to a single residential dwelling (Class C3) including demolition of rear structures and internal and external associated works | | |
| Officer | Drishti Patel | | |
| Ward | Laleham and Shepperton Green | | |
| Called-in details | This application has been called in by Councillor Howkins for the following reason: <ul style="list-style-type: none"> Impact on the character of the area | | |
| Application Dates | Valid: 12.12.2025 | Expiry: 06.02.2026 | Target: Extension of time agreed to 29.05.2026 |
| Executive Summary | <p>This application seeks planning permission for the change of use and partial demolition of The Feathers public house (Sui Generis use) to form a single dwelling (Use Class C3).</p> <p>The public house has been vacant since September 2024. The property is located within Laleham Conservation Area and is locally listed. The site is also within Flood Zone 2 and an area of high archaeological potential.</p> <p>The proposal involves the retention of the principal building with demolition of rear single-storey structures of low architectural value. The principle of a residential use (Class C3) on the site is considered acceptable and consistent with national and local planning policies, including Policy H1 (Homes for All). Following extensive negotiations, the applicant has amended the red line boundary to exclude all public highway land at the frontage. Consequently, the proposal no longer includes private car parking on highway land, ensuring the open character of the Broadway is maintained.</p> <p>The development is considered to preserve the character and appearance of the Laleham Conservation Area and the significance of the locally listed building in accordance with Policy PS3 and the Spelthorne Design Code. The proposal for the change of use from a public house (Sui Generis) to a single 5-bedroom dwelling (Use Class C3) is considered to represent a sustainable form of development that accords with the objectives of the Spelthorne Local Plan 2024–2039/40 and the NPPF 2024. It has been robustly demonstrated that the existing</p> | | |

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| | <p>community facility is no longer viable, and the availability of alternative public houses within a short walking distance ensures that the community's ability to meet its day-to-day needs is not diminished, satisfying the requirements of Policy ID1 and NPPF Paragraph 98.</p> <p>The conversion preserves the architectural integrity and historic significance of the locally listed building and the Laleham Conservation Area, with the removal of modern, poor-quality rear extensions resulting in a minor heritage benefit in accordance with Policy PS3 and the Spelthorne Design Code. Furthermore, the residential use is compatible with the surrounding context, offering an enhancement to the amenity of neighbouring residents through the reduction of noise and disturbance.</p> <p>Despite the absence of on-site parking, the proposal is technically compliant with the maximum standards set out in the SCC Vehicular, Cycle and Electric Vehicle Parking Guidance (2021) and is supported by the Highway Authority given the site's sustainable location.</p> <p>The County Highway Authority raises no objection. The scheme is also considered to be acceptable on flooding and archaeological grounds.</p> <p>Consequently, the application is recommended for approval.</p> |
| Recommended Decision | Approve the application subject to conditions, as set out at Section 8 of this report. |

MAIN REPORT

1. Development Plan

- 1.1 The following policies in the Spelthorne Local Plan 2024-2039/40 are considered relevant to this proposal:
- Policy ST1: Presumption in Favour of Sustainable Development
 - Policy PS1: Responding to the Climate Emergency
 - Policy PS2: Designing Places and Spaces
 - Policy PS3: Heritage, Conservation and Landscape
 - Policy H1: Homes for All
 - Policy E3: Managing Flood Risk
 - Policy ID1: Infrastructure and Delivery (Community Facilities)
 - Policy ID2: Sustainable Transport for New Developments
 - Policy EC1: Meeting Employment Needs
- 1.2 Also relevant is the National Planning Policy Framework (NPPF) 2024.
- 1.3 Also relevant is the following Supplementary Planning Document/Guidance:
- Spelthorne Design Code
 - Surrey County Council (SCC) Vehicular, Cycle and Electric Vehicle Parking Guidance (2021)
 - Technical housing standards – nationally described space standard

2. Relevant Planning History

| Ref. No. | Proposal | Decision and Date |
|--------------------|--|--------------------------------------|
| STAINES/FUL/P14906 | Extension to licensed premises and alterations to the ground floor layout. | Grant Conditional 17.10.1972 |
| 20/00915/FUL | Replacement of window with double doors (retrospective). | Grant Unconditional 09.10.2020 |

3. Description of Current Proposal

The application site and surrounding area

- 3.1 The application site comprises The Feathers public house, a locally listed building situated on The Broadway in Laleham. The site area is approximately 405 square metres. The building is two and a half storeys plus basement and has a gross internal area of approximately 274 square metres. It is situated on the southeastern side of The Broadway. The site is within Flood Zone 2 (probability of flooding 1:1000-year event) and in an area of high archaeological potential.
- 3.2 The site is located within Laleham Conservation Area, and the building is included on the Council's Local List of Buildings and Structures of Architectural or Historic Interest (updated June 2015). The Local List entry describes the property as:
- “Two and a half storeys. Painted brick with slate roof. End chimneys, right hand one stepped. Two dormers. Three windows, six over six, glazing bar sashes. Projecting 20th Century black and white bar extension. Forms interesting group with adjacent red brick 1 and 2 Home Farm cottages. Earliest documentary evidence concerning the Feathers is dated 1796, when the Public House was in possession of William Porter, a brewer from Chertsey. Mid -19th Century described as a favourite “watering hole” for local farmworkers. Once had its own bakery. Set far back from road – possibly a picking up and setting down place for road traffic to and from London.”*
- 3.3 To the front of the property is a small car parking area accommodating nine parking spaces. This car park is on adopted highway land and currently available for public use. To the rear are small yard areas serving the ground floor premises, along with the single-storey extensions proposed for demolition.
- 3.4 The surrounding area comprises a mix of residential and commercial uses characteristic of a village centre location. To the east and west are residential properties with Laleham Village Hall further to the west. Immediately adjacent to the southeast is a pair of semi-detached properties, 1 and 2 Home Farm Cottages. They are locally listed, dating to 1876 with two front red brick gables. They are set forward of The Feathers two storey front elevation by over 10 metres. To the northeast is 2 Mizbrooks which is also a semi-detached red brick front gabled dwelling. Its front gabled elevation is also forward of The Feathers two storey front elevation by approximately 5 metres.

The Turks Head public house is located approximately 180 metres to the west on The Broadway. The Three Horseshoes public house is approximately 445 metres to the south-west on Shepperton Road.

- 3.5 The property has been vacant since September 2024. Prior to closure, the pub had been subject to a succession of operators since 2009, all of whom ceased trading. The building is showing signs of deterioration due to vacancy and lack of maintenance.

Proposal

- 3.6 This planning application seeks permission for:
- Change of use from public house (Sui Generis) to a single 5-bedroom dwelling (Use Class C3)
 - Partial demolition of rear single-storey extensions (walk-in fridge structure and timber shed bar)
 - Creation of private gardens to front and rear

- 3.7 The principal three-storey building would be retained in its entirety with minimal external alterations. The front elevation, which contributes to the character of the Conservation Area, would remain unchanged. The proposed conversion would serve the following accommodation:
- Basement: utility and storage
 - Ground floor: entrance hall, living room, dining room, kitchen
 - First floor: three bedrooms, bathroom
 - Second floor: two bedrooms, bathroom

- 3.8 It should be noted that after talks with the Council, the proposed planning application does not include any off-street parking provision.

- 3.9 The full set of proposed plans are provided as an Appendix.

4. Consultations

The following table shows those bodies consulted and their response.

| Consultee | Comment |
|------------------------------------|--|
| County Archaeology | No objection |
| County Highway Authority | No objection |
| Environment Health - Contamination | No objection. Recommend conditions and informatives. |
| Council's Heritage Officer | No objection |
| Surrey Wildlife Trust | No objection. Recommend conditions and informatives. |

5. Public Consultation

- 5.1 A total of 3 properties were notified of the planning application. A statutory notice was also displayed, and a statutory advert was published in the local newspaper. The Council has received no letters of objection to the application.

6. Planning Issues

- Principle/ Loss of Public House
- Loss of Employment
- Character and Appearance
- Residential Amenity
- Heritage Impact
- Parking Provision & Highway Impact

7. Planning Considerations

Principle/ Loss of Public House

7.1 The National Planning Policy Framework (NPPF) 2024 in paragraph 98 states:

To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;

b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;

c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;

d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and

e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

7.2 The key test in the NPPF is therefore whether the loss would be 'unnecessary' and whether it would 'reduce the community's ability to meet its day-to-day needs'. This requires consideration of:

- Whether alternative facilities exist in the area
- Whether the facility is viable or can be made viable
- Evidence of marketing and efforts to secure continued community use

7.3 Policy ID1 (Infrastructure and Delivery) of the Spelthorne Local Plan 2024-2039/40 states that the Council will seek to ensure community facilities are provided to meet local needs by resisting the loss of existing facilities except: i) where it is demonstrated that the facility is no longer needed, or ii) where it is established that the services provided by the facility can be provided in an alternative location or manner that is equally accessible to the community served.

- 7.4 A consideration is whether alternative public house facilities exist in the locality that are accessible to the community. There are two alternative public houses within easy walking distance:
- The Turks Head, The Broadway: approximately 180 metres (2-minute walk)
 - The Three Horseshoes, Shepperton Road: approximately 445 metres (6-minute walk)
- 7.5 The applicant's Viability Study notes that there are 17 public houses within a 3-mile radius of The Feathers, providing a good level of choice for the local community. The loss of The Feathers public house would not therefore leave the area without alternative public house facilities that are readily accessible.
- 7.6 On this basis, it is considered that the services provided by The Feathers can be provided in alternative locations that are equally accessible to the community, in accordance with Policy ID1 and the NPPF.
- 7.7 In addition, the applicant has submitted marketing and viability evidence demonstrating that the premises has been actively marketed for its continued use as a public house over a reasonable period at a realistic price, without generating a viable offer capable of securing its long-term operation. The submitted viability information further indicates that the public house use is no longer financially viable. The Viability Study provides a detailed history of operators at The Feathers since 2009. This shows a pattern of repeated business failures:
- 2009-2012: Assignment to Operator A
 - 2012-2014: Surrender and assignment to Operator B
 - 2014-2017: Assignment to Operator C
 - 2017-2020: Surrender and assignment to Operator D
 - 2020-2022: Assignment to Operator E
 - 2022-2024: Assignment to Operator F
 - September 2024: Repossession and closure

This pattern demonstrates that six different operators over a 15-year period were unable to run a viable business from the premises. All operators eventually ceased trading. This provides strong evidence that the public house use is not commercially viable in its current form.

- 7.8 The impact on local employment has been considered under the context of Policy EC1. Public houses (Sui Generis) provide local employment, however, given the demonstrated lack of financial viability, the conversion to residential use is not considered to result in a significant loss of employment floor space that would harm the local economy. Securing the active use of a heritage asset is considered to provide a greater long-term economic benefit to Laleham than allowing the building to remain vacant.

Housing Need and Housing Land Supply

- 7.9 Policy H1 (Homes for All) supports the provision of new housing, including through change of use of existing buildings, where suitable for that purpose taking into account other policy objectives.

- 7.10 The existing premises includes ancillary living accommodation at first floor level for the public house manager/licensee. This accommodation was not a separate residential unit and was tied to the pub use. The loss of this accommodation is considered acceptable as it formed part of the public house use which is being lost. The conversion of the entire building to a single dwelling represents a net gain of one dwelling for housing supply purposes. The NPPF (paragraph 125) specifically supports the development of under-utilised buildings where this can help to meet identified needs for housing.
- 7.11 The provision of a 5-bedroom family dwelling in this sustainable location and close to local services, would make effective use of an existing building and urban land.
- 7.12 Policy H1 also requires that a percentage of new-build homes meet higher standards for accessibility and adaptability (M4(2) and M4(3) of the Building Regulations). However, as the proposal is for the conversion and change of use of an existing building rather than a new-build development, these specific policy requirements regarding accessible housing standards are not strictly applicable.
- 7.13 The NPPF sets out the objective of significantly boosting the supply of housing, and Local Planning Authority (LPA) is required to provide a minimum of five year's housing land supply (5YHLS). The Council adopted the Spelthorne Local Plan 2024–2039/40 on 17 March 2026, and the 5YHLS must now be measured against the housing requirement set out in the adopted Local Plan, in accordance with NPPF paragraph 78 and the Planning Practice Guidance (PPG, ID: 68 002 20241212).
- 7.14 The Council has assessed deliverable supply in accordance with the NPPF definition. The Council is therefore able to demonstrate a deliverable five-year housing land supply against the adopted Local Plan requirement. However, it should be noted that the 'titled balance' with the presumption in favour of sustainable development nevertheless continues to apply due to the Housing Delivery Test (HDT) consequence, with the historic lack of delivery of housing in the borough.

Design, Heritage and Impact on Conservation Area

- 7.15 At part 12, on '*Achieving well-designed places*', the NPPF 2024, places a strong emphasis on design and states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve, while not preventing or discouraging appropriate innovation.
- 7.16 Policy PS2 (Designing Places and Spaces) of the Spelthorne Local Plan 2024-2039/40 states that the Council will require a high standard of design and layout of new development. Proposals for new development should demonstrate that they will create buildings and places that are attractive with their own distinct identity; they should respect and make a positive contribution to the street scene and the character of the area in which they are situated, paying due regard to the scale, height, proportions, building lines layout, materials and other characteristics of adjoining buildings and land and achieving a satisfactory relationship to adjoining properties.

- 7.17 In addition to Policy PS2, the proposal has been assessed against the Spelthorne Design Code (2025) and Appendix C (Design of Residential Extensions). Although the scheme involves the conversion of an existing building rather than a new build, the demolition of the rear extensions and subsequent external alterations are considered to comply with the Design Code's requirements for respecting local character. The removal of the 20sqm of poor-quality structures significantly improves the building's proportions and increases the open character of the site to the rear, adhering to the design principles for the Suburban context.
- 7.18 The proposal involves the conversion of an existing locally listed building, in the Laleham Conservation Area with only limited external alterations. The scale, bulk and overall form of the building would remain largely unchanged.
- 7.19 Section 16 of the NPPF addresses conserving and enhancing the historic environment. Paragraph 212 requires that when considering the impact of proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Paragraph 215 requires that where development proposals will lead to less than substantial harm to heritage assets, this harm should be weighed against the public benefits of the proposal.
- 7.20 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty on the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas. Policy PS3 addresses buildings of architectural and historic interest (including locally listed buildings), requiring alterations and change of use proposals to preserve the character and setting of such buildings. Policy PS3 also addresses Conservation Areas and requires development to contribute to preservation or enhancement of their character.
- 7.21 The property is located within Laleham Conservation Area. Whilst not statutorily listed, the building's inclusion on the Local List reflects its architectural and historic value to the Borough. Policy PS3 applies and requires the character and setting of the building to be preserved.
- 7.22 The proposal involves minimal external alteration to the principal building. The front elevation, which makes the primary contribution to the street scene and Conservation Area, would remain mostly unchanged (excluding the removal of the "Feathers" signage and metal canopy seating area). This is a significant benefit as it preserves the building's contribution to the character of Broadway.
- 7.23 To the rear, the proposal includes demolition of two single-storey extensions:
- Walk-in fridge structure (modern, flat-roofed, breeze block construction)
- Timber shed bar extension (poor quality, deteriorating).
Regarding additions, only a canopy to the rear of the 'Garden Room' is proposed, serving bicycle storage area (for 2 bicycles).
- 7.24 The Conservation Officer has confirmed that these structures are of no heritage merit, and their removal would not harm the character of the locally

listed building or the Conservation Area. Referring to the extensions to the rear. The Officer states:

"I have no concerns about the demolition of the small rear outbuilding"

The removal of these modern additions, which detract from the historic character of the building, would represent a minor heritage benefit by revealing more of the original building form.

- 7.25 Internally, the conversion would necessitate some alterations to the layout and room uses, but the principal volumes and historic fabric would be retained. The Design and Access Statement states that all works would be carried out using appropriate materials and techniques to preserve the character of the building.
- 7.26 Overall, the proposal is considered acceptable in design and heritage terms. The front elevation and principal external appearance of the building would be preserved, thereby maintaining its established contribution to the street scene and the character of the area. The demolition of later rear extensions would remove poor quality and unsympathetic additions, resulting in an overall enhancement to the building's form and legibility. Historic internal features and original fabric would be retained where present, safeguarding the significance of the heritage asset. The Council's Conservation Officer has confirmed that the proposals would result in no harm to the locally listed building or the wider Conservation Area. Furthermore, the re-use of the building would secure its return to a viable and beneficial use, preventing further deterioration and ensuring its long-term maintenance and care.
- 7.27 In addition, Policy PS3 also requires that sites within Areas of High Archaeological Potential (AHAPs) undergo an archaeological assessment. While the application site is situated within an AHAP, the Surrey County Archaeological Officer has been consulted and notes that the proposed ground impacts are limited solely to the demolition of existing structures. Consequently, they have no archaeological concerns. Consequently, the proposal is considered to satisfy the archaeological requirements of Policy PS3.
- 7.28 Accordingly, the proposal accords with Policy PS2, Policy PS3, Section 72 of the Listed Buildings Act, and Sections 12 and 16 of the NPPF.

Residential Amenity

- 7.29 Policy PS2 of the Spelthorne Local Plan 2024-2039/40 states that new development should achieve a satisfactory relationship to adjoining properties avoiding significant harmful impact in terms of loss of privacy, daylight or sunlight, or overbearing effect due to bulk and proximity or outlook.
- 7.30 The proposal involves conversion of an existing building with no increase in height, massing or footprint (indeed a reduction through demolition of rear extensions). The relationship to adjoining properties would therefore not change significantly in physical terms.

- 7.31 The key amenity consideration is the impact of the change of use from public house to residential use on neighbouring properties. Policy E4 of the Local Plan states that the Council will seek to minimise the adverse impact of noise by requiring developments that generate unacceptable noise levels to include measures to reduce noise to an acceptable level.
- 7.32 The existing pub use, when operational, potentially generated:
- Noise from customers arriving and leaving, particularly in evenings and at closing time
 - Music and entertainment noise
 - Disturbance from deliveries, bottle collection, waste collection
 - Cooking odours from kitchen extraction
 - Vehicle movements to/from car park
 - Potential for anti-social behaviour associated with alcohol consumption
- 7.33 Residential use of the building would reduce these noise and disturbance impacts. A single-family dwelling would be considered more compatible with the adjoining residential properties than the public house use and will have an acceptable impact on the amenity of neighbouring properties, according with Policies E4 and PS2.

Amenity of Future Occupiers

- 7.34 The proposed dwelling provides a good standard of living accommodation. The Gross Internal Area of 274 square metres exceeds the minimum requirement of 134 square metres set out in the Technical Housing Standards for a 5-bedroom, 8-person, two-storey dwelling. Natural light and outlook are provided through the retention of the existing window opening on both the front and rear elevations.
- 7.35 In terms of external amenity space, the proposal provides approximately 200 square metres of private rear garden space, supplemented by a large frontage. This exceeds the requirements of the Spelthorne Design Code: Appendix C for a detached dwelling. The removal of the rear extensions facilitates a more usable and private garden layout. Therefore, it is considered the living conditions for future occupiers is in accordance with Policy PS2.

Highway and parking provision

- 7.36 Policy ID2 (Sustainable Transport for New Developments) of the Spelthorne Local Plan 2024-2039/40 states that the Council will seek to secure more sustainable travel patterns by ensuring development is located in a way that reduces the need to travel and encourages alternatives to car use. It supports initiatives to encourage non-car-based travel and only permits traffic-generating development where it is compatible with local transport infrastructure.
- 7.37 Paragraph 116 of the NPPF states that 'Development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.'
- 7.38 Policy ID2 further addresses parking provision, requiring appropriate provision to be made for off-street parking in development proposals in accordance with

maximum parking standards. Following the amendment of the red-line boundary to exclude all public highway land, the proposal now provides no on-site car parking.

- 7.39 It is noted that the original submission proposed to include approximately nine parking spaces within the red-line boundary, which were situated on the public highway frontage. Following discussions with the Council and the County Highway Authority (CHA), the applicant was advised that this arrangement was not acceptable as it effectively sought to privatise public land and would harm the character of Laleham Conservation Area. Consequently, the applicant amended the red-line boundary to exclude all public highway land, resulting in a scheme with no on-site car parking.
- 7.40 The CHA has been consulted on this revised arrangement and raises no objection on highway grounds. Their response states: *"The CHA notes that the proposed development does not involve any onsite car parking. This is not seen as a concern nor is it believed that it would lead to a significant highway safety risk. Surrey County Council's car parking standards are set at a maximum; therefore, no car parking is acceptable for this development."*
- 7.41 The CHA further considers that the public car parking area to the frontage of the site remains available for any additional demand that may be generated. They also note that the site is located within reasonable walking distance of local amenities such as schools, shops, and leisure activities, making active travel options convenient for residents. Consequently, the CHA believes that the proposed development will not result in a significant intensification of use of the highway nor cause any highway safety concerns.
- 7.42 Furthermore, the SCC Vehicular, Cycle and Electric Vehicle Parking Guidance (2021) sets a maximum standard of 2 spaces for a house with 4 or more bedrooms. Given that the guidance specifies maximums rather than minimums, a provision of zero spaces is technically compliant with the standard in this sustainable location. Furthermore, it is a material consideration that the end of the public house use, which would typically generate a high and frequent turnover of visitors, staff, and delivery vehicles, will likely result in a significant reduction in overall parking pressure and highway activity compared to the existing lawful use.
- 7.43 To promote sustainable travel, a condition is recommended to secure high-quality, secure, and covered cycle parking (minimum of 2 bikes) including e-bike charging points, in accordance with SCC's 2021 Vehicular, Cycle and Electric Vehicle Parking Guidance.
- 7.44 Accordingly, the proposal is considered acceptable on highway and parking grounds and complies with Policy ID2 and the NPPF.

Flooding

- 7.45 The application site is located within the 1 in 1000-year flood event area and it is considered that the proposal will not have an adverse impact upon the flood area provided that it adheres to the conditions recommended by the Environment Agency in their standing advice which is recommended to be attached to this proposal. The proposal is for a change of use of an existing

building and involves the removal of some structure, as such the application will be in accordance with Policy E3.

Biodiversity

- 7.46 Policy E2 of the Local Plan requires development to avoid harm to features of nature conservation interest and contribute towards biodiversity improvements where possible. A Phase 1 Habitat Survey submitted with the application confirms the site is of negligible ecological value due to its urban context and the absence of notable habitat features. The survey found no evidence of use by bats or other protected species.
- 7.47 Regarding Biodiversity Net Gain (BNG), while the Environment Act 2021 mandates a 10% gain, this proposal qualifies for the de minimis exemption. The project involves the change of use of an existing building with no new footprint and the demolition of only approximately 20 square metres of poor-quality rear structures. As a small-scale development below the required threshold, a formal BNG calculation is not required.
- 7.48 Surrey Wildlife Trust (SWT) was consulted on the application and confirmed that the submitted Preliminary Ecological Appraisal (PEA) was appropriate. SWT recommended several conditions relating to the submission of a Landscape and Ecological Management Plan (LEMP), a Sensitive Lighting Scheme, and specific biodiversity enhancements. While the Council notes the recommendations from SWT, it is considered that the conditions for the conversion of a single existing building would be disproportionate and would not meet the tests set out in the NPPF. Given that the proposal involves the conversion of an existing building with no identified protected species, the ecological risks are minimal. Consequently, the Council will not be attaching these as formal conditions however these ecological best practices will be attached via informatives.
- 7.49 Subject to the inclusion of these informatives to guide the applicant on nesting birds and lighting, the proposal is considered to comply with Policy E2 and the NPPF.

Other Matters

- 7.50 The Council's Environmental Health Officer has raised no objection to the proposal on contamination however states that this property is located adjacent to the Home Farm landfill and so recommends conditions and informatives.
- 7.51 In terms of waste and recycling, as a residential premises, 2 x 240lt bins are required, together with a smaller bin for food waste. The bins storage is shown to be situated on the western side of the rear garden and is in accordance with the Council's requirements.
- 7.52 The proposal would create private garden areas to the front and rear of the property. A landscaping scheme and details of boundary treatment will be required by condition to ensure appropriate design of these areas.

Equalities Act 2010

7.53 This planning application has been considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard for:

7.54 The elimination of discrimination, harassment and victimisation; The advancement of equality of opportunity between persons who share a relevant protected characteristic and person who do not share it; The fostering of good relations between persons who share a relevant protected characteristic and person who do not share it; which applies to people from the protected equality groups.

Human Rights Act 1998

7.55 This planning application has been considered against the provisions of the Human Rights Act 1998.

7.56 Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.

7.57 Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, i.e. peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.

7.58 In taking account of the Council policy as set out in the Spelthorne Local Plan and the NPPF and all material planning considerations, Officers have concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by the approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

Financial Considerations

7.59 Under S155 of the Housing and Planning Act 2016, Local Planning Authorities are now required to ensure that potential financial benefits of certain development proposals are made public when a Local Planning Authority is considering whether or not to grant planning permission for planning applications which are being determined by the Council's Planning Committee. A financial benefit must be recorded regardless of whether it is material to the Local Planning Authority's decision on a planning application, but planning officers are required to indicate their opinion as to whether the benefit is material to the application or not.

7.60 In consideration of S155 of the Housing and Planning Act 2016, the proposal is not a CIL chargeable development and will therefore not generate a CIL Payment.

7.61 The proposal will stop receipt of Business Rate payments, however as a dwelling will generate Council Tax payments, which are not material considerations in the determination of this proposal.

Conclusion

7.62 The proposal is considered to represent a sustainable form of development that accords with the objectives of the Local Plan Policies and the NPPF 2024. It has been demonstrated that the existing community use is no longer viable, and the availability of alternative public houses within a short walking distance ensures that the community's ability to meet its day-to-day needs is not diminished, satisfying the requirements of Policy ID1 and NPPF Paragraph 98. The conversion preserves the architectural integrity and historic significance of the locally listed building and the Laleham Conservation Area, with the removal of modern, poor-quality rear extensions resulting in a minor heritage benefit in accordance with Policy PS3 and the Spelthorne Design Code. Furthermore, the residential use is compatible with the surrounding context, offering an enhancement to the amenity of neighbouring residents through the reduction of noise and disturbance. Despite the absence of on-site parking, the proposal is technically compliant with the maximum standards set out in the SCC Vehicular, Cycle and Electric Vehicle Parking Guidance (2021) and is supported by the Highway Authority given the site's sustainable location.

7.63 The options available to the Planning Committee for decision making are:

- To approve the application as set out in this report. This option is recommended. The report analyses in some detail the reasons why the application is considered to be acceptable in planning terms.
- To approve the application subject to additional /amended conditions and informatives. This option is not recommended, the conditions and informatives are set out below. The Planning Committee should be minded of paragraph 57 of the NPPF which states that :- *planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects* ([National Planning Policy Framework](#)).
- To refuse the application. This option is not recommended. The report assesses why officers consider the application to be acceptable and there are [no material planning reasons](#) to refuse the proposal.

7.34 The application is recommended for approval, subject to conditions and informatives below.

8. Recommendation

GRANT planning permission subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: This condition is required by Section 91 of the Town and Country

Planning Act, 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans 2220-02; 2220-03B; 2220-04B and Location Plan received 12.12.2025 and 2220-01 rev C and 2220-06 received 15.04.2026

Reason: For the avoidance of doubt and to ensure the development is completed as approved.

3. No development shall take place until:-
 - (i) A comprehensive desk-top study, carried out to identify and evaluate all potential sources and impacts of land and/or groundwater contamination relevant to the site, has been submitted to and approved in writing by the Local Planning Authority.
 - (ii) Where any such potential sources and impacts have been identified, a site investigation has been carried out to fully characterise the nature and extent of any land and/or groundwater contamination and its implications. The site investigation shall not be commenced until the extent and methodology of the site investigation have been agreed in writing with the Local Planning Authority.
 - (iii) A written method statement for the remediation of land and/or groundwater contamination affecting the site shall be agreed in writing with the Local Planning Authority prior to the commencement of remediation. The method statement shall include an implementation timetable and monitoring proposals, and a remediation verification methodology.

The site shall be remediated in accordance with the approved method statement, with no deviation from the statement without the express written agreement of the Local Planning Authority.

Reason: To protect the amenities of future residents and the environment from the effects of potentially harmful substances.

NOTE

The requirements of the above condition must be carried out in accordance with current best practice. The applicant is therefore advised to contact Spelthorne's Pollution Control team on 01784 446251 for further advice and information before any work commences.

In accordance with policy E4 of the Spelthorne Borough Local Plan March 2026.

4. Prior to the first use or occupation of the development, and on completion of the agreed contamination remediation works, a validation report that demonstrates the effectiveness of the remediation carried out shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: To protect the amenities of future residents and the environment from the effects of potentially harmful substances and to protect the occupiers of the premises in accordance with Policy E4 of the Spelthorne Local Plan 2024-2039/40.

5. Prior to the occupation of the development, details of a scheme of the means of enclosure shall be submitted to and approved in writing by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building is occupied. Development shall be carried out in accordance with the approved details and maintained as approved.

Reason: To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties and the appearance of the locality in accordance with Policy PS2 and Policy PS3 of the Spelthorne Local Plan 2024-2039/40.

6. The development hereby approved shall not be first occupied unless and until the following cycle facilities have been provided within the development:
 - a. High quality, secure, lit and covered cycle parking for a minimum of 2 bikes
 - b. Charging points with timers for e-bikes within said facilities
 - c. Clear hardstanding routes between the cycle stores and the site accessTo be in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason: The above condition is required in order that the development makes suitable provision for sustainable travel, in accordance with the sustainable objectives of Chapter 9 “Promoting sustainable transport” of the National Planning Policy Framework (2024) and Surrey County Council Local Transport Plan 2022–2032 (LTP4) and to satisfy Policy ID2: Sustainable Transport for New Developments in Spelthorne’s Local Plan 2024-2039/40 (March 2026).

Details of a scheme of both soft and hard landscaping works shall be submitted to and approved by the Local Planning Authority prior to first occupation of any part of the development hereby approved. The approved scheme of tree and shrub planting shall be carried out prior to first occupation of the buildings and/or site. The planting so provided shall be maintained as approved for a minimum period of 5 years, such maintenance to include the replacement in the current or next planting season, whichever is the sooner, of any trees or shrubs that may die, are removed or become seriously damaged or diseased, with others of similar size and species, unless the Local Planning Authority gives written permission to any variation.

Reason: (a) To minimise the loss of visual amenity occasioned by the development and to enhance the proposed development.

In accordance with policy PS2 of the Spelthorne Borough Local Plan March 2026.

7. The creation of openings and doorways hereby permitted on the rear elevation shall be carried out in facing materials to match those of the existing building in colour and texture.

Reason: To ensure a satisfactory external appearance in accordance with policy PS2 of the Spelthorne Local Plan March 2026.

Informatives

1. The applicant is expected to ensure the safe operation of all construction traffic to prevent unnecessary disturbance obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of any carriageway, footway, bridleway, footpath, cycle route, right of way or private driveway or entrance. The developer is also expected to require their contractors to sign up to the "Considerate Constructors Scheme" Code of Practice, (www.ccscheme.org.uk) and to follow this throughout the period of construction within the site, and within adjacent areas such as on the adjoining public highway and other areas of public realm.
2. The developer is advised that as part of the detailed design of the highway works required by the above condition, the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
3. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
4. The applicant should be mindful not to create excessive dust emissions during demolition works, particularly where any asbestos containing materials may be present. A Refurbishment and Demolition asbestos survey is required to determine if asbestos containing materials are present. If removal of asbestos containing materials is required appropriate removal (without significant damage), handling and disposal by competent persons is required. The Health & Safety Executive (HSE) have produced a guide to safe removal of asbestos containing materials, which outlines good practice, how to prepare and what equipment is needed, how to remove it and how to deal with the waste once removed. There is also information on the HSE website about how to comply with the regulations, including a more generic guide to working safely with asbestos - <http://www.hse.gov.uk/asbestos>
5. The applicant is advised that any works to the roof or demolition of rear structures should be undertaken outside of the bird nesting season (March to August inclusive). If this is not possible, a qualified ecologist should check the area for active nests immediately prior to works commencing.
6. To protect any commuting bats in the wider Laleham area, any external lighting installed should be downward pointing, shielded, and triggered by PIR sensors to minimize light spill, in accordance with the Guidance Note 08/23 (Bat Conservation Trust/ILP).

7. The applicant is encouraged to incorporate bird bricks or bat boxes into the restored elevations following the demolition of the rear extensions to provide a localised net gain for biodiversity.