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The Courtyard
59 Church Street
Staines-upon-Thames
TW18 4XS
United Kingdom

**TOWN AND COUNTRY PLANNING ACT 1990
Town And Country Planning (Development Management Procedure)(England) Order 2015**

Decision Notice:	GRANT PERMISSION (subject to conditions)
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Application Number: RU.25/0967

Proposal: Change of use of public house and guest accommodation (Sui Generis) into 6 residential units (C3) with extensions and alterations to existing building and roof and associated cycle storage, hard and soft landscaping following demolition of lean-to structure and chimney

Location: The Foresters Arms, 1 North Street, Egham, Surrey, TW20 9RP

Runnymede Borough Council in pursuance of their powers under the above mentioned Act and Order **GRANT** permission for the above development in accordance with the details given on the application form and approved plans. Permission is given subject to the following **CONDITIONS**:

1. Full application (standard time limit)

The development for which permission is hereby granted must be commenced not later than the expiration of three years beginning with the date of this permission.

Reason: To comply with Section 51 of Part 4 of the Planning and Compulsory Purchase Act 2004.

2. List of approved plans

The development hereby permitted shall not be carried out except in complete accordance with the following approved plans:

- 2783-RDJWL-XX-XX-DR-A-0015 Rev C02 (Location Plan)
 - 2783-RDJWL-01-ZZ-DR-A-0035 Rev C01 (Proposed Site & Floor Plans)
 - 2783-RDJWL-01-XX-DR-A-0036 Rev C01 (Proposed Roof Plan)
 - 2783-RDJWL-01-ZZ-DR-A-0040 Rev C01 (Proposed Elevations and Sections)
 - 2783-RDJWL-XX-XX-DR-A-0016 Rev C04 (Existing and Proposed Block Plan)
- received 11/07/2025*

Reason: To ensure high quality design and to comply with Policy EE1 of the Runnymede 2030 Local Plan and guidance in the NPPF

3. External Materials

The development hereby permitted shall be completed with external materials of a similar appearance to those used in the construction of the exterior of the existing building to which it is attached.

Reason: To ensure high quality design and to comply with Policy EE1 of the Runnymede 2030 Local Plan and guidance within the NPPF.

4. Landscaping

a. No above ground development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority (LPA) and these works shall be carried out as approved prior to the first occupation of the development. This scheme shall include indications of all changes to levels, hard surfaces, walls, fences, access features, minor structures, the existing trees and hedges to be retained, together with the new planting to be carried out and details of the measures to be taken to protect existing features during the construction of the development.

b. All hard and soft landscaping works shall be carried out in accordance with the approved details. Arboricultural work to existing trees shall be carried out prior to the commencement of any other development; otherwise all remaining landscaping work and new planting shall be carried out prior to the occupation of any part of the development or in accordance to the timetable agreed with the LPA. Any trees or plants, which within a period of five years of the commencement of any works in pursuance of the development die, are removed, or become seriously damaged or defective, shall be replaced as soon as practicable with others of similar size and species, following consultation with the LPA, unless the LPA gives written consent to any variation.

Reason: To preserve and enhance the character and appearance and biodiversity of the surrounding area and to comply with Policies EE1, EE9 and EE11 of the Runnymede 2030 Local Plan and guidance within the NPPF.

5. Bin store provision

Prior to the commencement of the above ground construction of the development hereby permitted, details of the siting, size and design of the refuse and recycling bin storage areas for each property shall be submitted to and approved in writing by the Local Planning Authority. The refuse and recycling bin stores and facilities shall then be provided in accordance with the approved details prior to the first occupation of the development and retained thereafter.

Reason: In the interests of amenity, to provide adequate refuse and recycling facilities and provide satisfactory form of development and to comply with Policy EE1 of the Runnymede 2030 Local Plan and guidance within the NPPF.

6. Obscure glazing

Prior to the occupation of Flat 6, the ground floor window(s) in the northern elevation facing No. 2 North Street shall be fitted with obscured glazing (at Pilkington Glass Level 4 or equivalent) and any part of the window(s) that are less than 1.7 metres above the floor of the room in which it is installed shall be non-opening and fixed shut. The window(s) shall be permanently retained in that condition thereafter.

Reason: To avoid overlooking into the adjoining property and to comply with Policy EE1 of the Runnymede 2030 Local Plan and guidance within the NPPF.

7. High Level Windows

Prior to the occupation of Flat 1, the 4 existing ground floor windows in the northern side elevation facing No. 2 North Street shall be replaced with high level windows with a minimum cill height of 1.7 metres above finished floor level. The windows shall be permanently retained in that condition thereafter.

Reason: In the interests of amenity of neighbouring properties and to comply with Policy EE1 of the Runnymede 2030 Local Plan and guidance within the NPPF.

8. Cycle Storage

The development hereby approved shall not be first occupied unless and until the following cycle facilities have been provided within the development:

- (i) High quality, secure, lit and covered cycle parking for a minimum of 7 bicycles;
- (ii) Charging points with timers for e-bikes within said facilities;
- (iii) Clear hardstanding routes between the cycle stores and the site access and;
- (iv) 20% of all bikes (including disabled and adaptive cycles) within communal storage areas should be able to be charged at any one time. 5% of communal cycle storage spaces should cater for disabled/adaptive cycles.

To 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: To encourage active and sustainable travel and to comply with Policy SD3 of the Runnymede 2030 Local Plan and guidance within the NPPF.

9. Parking

The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked. Thereafter the parking areas shall be retained and maintained for their designated purpose.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to comply with Policy SD4 of the Runnymede 2030 Local Plan and guidance within the NPPF.

10. Electric Vehicle Charging Points

The development hereby approved shall not be occupied unless and until each of the proposed parking spaces are provided with a fast-charge Electric Vehicle charging point (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason: To ensure sustainable design and to comply with Policy SD7 of the Runnymede 2030 Local Plan and guidance in the NPPF.

11. Ecological survey (implementation)

The development hereby approved shall be implemented fully in accordance with the recommendations in the Ecological Assessment (Ref: ECO3764) prepared by GS Ecology and received 11/07/2025 hereby approved.

Reason: To enhance the biodiversity of the site and to comply with Policies EE9, EE11 and EE12 of the Runnymede 2030 Local Plan and guidance within the NPPF.

12. Side Screen to Balcony

A 1.8 metre high balcony screening along the southern and western edge of the first floor roof terrace which serves the first floor 3 bed unit (Flat 4) shall be retained and maintained for the lifetime of the development unless otherwise agreed in writing by the LPA.

Reason: To prevent overlooking and loss of privacy to the occupiers of the neighbouring property and to comply with Policy EE1 of the Runnymede 2030 Local Plan and guidance within the NPPF.

13. No additional windows

No windows, dormer windows, roof lights or other openings shall be formed in the northern side elevation in the development hereby approved including the roof (other than those expressly authorised in the drawings) without the consent in writing of the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of the adjoining residential properties and to comply with Policy EE1 of the Runnymede 2030 Local Plan and guidance within the NPPF.

Informatives

1. The applicant is advised that the council has established the following guideline hours for noisy works:

8am to 6pm Monday to Friday; and 8am to 1pm on Saturday.
There should be no noisy work on Sundays or Public Holidays.

2. The area of land at the front of the property adjacent to North Street may be highway land. The planning permission hereby granted does not give the applicant the consent to enclose, work on or stop up land which forms part of the public highway. The applicant is advised that the proposed change of use will affect land which may form part of the publicly maintained highway, contrary to Section 138 of the Highways Act 1980. Public highway status can only be removed from land, which forms part of the publicly maintained highway, by a legal procedure called Stopping Up. When highway rights are extinguished, control of the land reverts to the freeholder of the sub-soil. The Department for Transport has authority to undertake Stopping Up Orders using the provision of Section 247 of the Town and Country Planning Act 1990. It should be noted that an application for Stopping Up the highway using the provisions of Section 247 might not be accepted retrospectively.

3. It is the responsibility of the developer to provide e-bike charging points with socket timers to prevent them constantly drawing a current over night or for longer than required. Signage should be considered regarding damaged or shock impacted batteries, indicating that these should not be used/charged. The design of communal bike areas should consider fire spread and there should be detection in areas where charging takes place. With regard to an e-bike socket in [a domestic dwelling, the residence should have detection, and an official e-bike charger should be used. Guidance on detection can be found in BS 5839-6 for fire detection and fire alarm systems in both new and existing domestic premises. In non domestic buildings the premises should have detection, and an official e bike charger should be used. Guidance on detection can be found in BS 5839-1 of the code of practice for designing, installing, commissioning, and maintaining fire detection and alarm systems in non-domestic buildings.

4. Condition No 11 has been recommended because Surrey County Council's Electric Vehicle charging requirements for the development proposed, exceeds those as defined within Building Regulations. The County Highway consider it is necessary for the condition to be imposed on any consent granted, in accordance with the requirements of the NPPF (2024) at paragraph 117 (e) and Surrey County Council's LTP4 policy on improving emissions intensity and energy efficiency of vehicles and operational efficiency of roads through technology improvements.

5. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Electric Vehicle Charging Points shall be provided in accordance with the Surrey County Council Vehicular, Cycle and Electric Vehicle Parking Guidance for New Development 2024. Where undercover parking areas (multi-storey car parks, basement or undercroft parking) are proposed, the developer and LPA should liaise with Building Control Teams and the Local Fire Service to understand any additional requirements. If an active connection costs on average more than £3600 to install, the developer must provide cabling (defined as a 'cabled route' within the 2022 Building Regulations) and two formal quotes from the distribution network operator showing this.

6. 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.

Signed:

Ashley Smith

Date of decision:

28 October 2025

Ashley Smith

Corporate Head of Planning, Economy and Built Environment

Your attention is drawn to the following notes:

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990 with the following timescales:

Householder Applications

If you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

Minor Commercial

If you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

Full Applications

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

Enforcement Applications (land already the subject of an enforcement notice)

A planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.

Enforcement Applications (land which has an enforcement notice served)

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#)

Appeals must be made using a form which you can get from the Secretary of State online at <https://www.gov.uk/planning-inspectorate> . If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

A copy of the appeal form and any accompanying details should be sent to the Head of Planning at planning@runnymede.gov.uk .

The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.

Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for that Park, or in any other case the district council (or county council which is exercising the functions of a district council in relation to an area for which there is no district council), London borough council or Common Council of the City of London in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part 6 of the Town and Country Planning Act 1990.

Further Advice

Further correspondence regarding this application should bear the application number quoted on the attached decision notice.

Other consents

The applicant is advised that the attached decision notice refers only to the application made and does not convey any other consent or permission.

Applicants should satisfy themselves that any other relevant permissions are obtained before any work commences. This might include approval under the Building Regulations, consent under the Environment Agency Byelaws (in areas of floodplain) the release of any restrictive covenants on the land or permission of any landowners.

If the property is or was a council owned property; you are required to contact the Borough Housing Manager at the Civic Centre address to ascertain consent for any alterations or works. Consents should be sought prior to any works starting

Applications for the change of use of land

Permission in these cases is given for the change of the use of the land only. It does not give consent for building or engineering operations, or to any layout or to any other matter, and it will be necessary to submit a further planning application for permission to carry out such building or engineering operations which might either be an application in 'outline' or a detailed application containing, as appropriate, particulars of any buildings to be constructed and other relevant matters.

Fire Brigade Access

Attention is drawn to Section 20 of the Surrey Act 1985 together with Approved Document B to the Building Regulations which require that when a building is erected or extended proper provision shall be made for the Fire Brigade to have means of access to the building and any neighbouring building.

Surrey Act 1985 – Section 20

Building Plans: Access for Fire Brigade

1. Except as provided in subsection (2) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show:
 - a. that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and

- b. that the building or, as the case may be, the extension of the building, will not render inadequate existing means of access for the fire brigade to a neighbouring building.
2. No requirement concerning means of access to a building or to a neighbouring building shall be made under this section in the case of a building to be erected or extended in pursuance of a planning permission granted upon an application made under the Act of 1971 unless notice of the provisions of this section is endorsed on or accompanies the planning permission.
3. Section 16 (6) and (7) of the Building Act 1984 shall apply to plans mentioned in subsection (1) above as they apply to plans mentioned in those subsections and section 36(2) to (6) of the Act shall apply as if this section were a section of Part I of that Act.
4. A person aggrieved by the action of the district council in rejecting plans under this section may appeal to a magistrates' court.
5. In this section references to the adequacy or inadequacy of means of access for the fire brigade shall be construed as references to means of access adequate or, as the case may be, inadequate for use for fire-fighting purposes by members of one or more fire brigades and their appliances.

Please note should this Planning Permission contain any conditions that need to be discharged then you should submit an –“Application for approval of details by reserved condition” together with the appropriate fee.