

Young & Co.'s Brewery

The Dog and Fox, Wimbledon Village



Acting on behalf of Young's, we successfully secured planning consents to enable a series of extensions and improvements to the Dog & Fox in Wimbledon Village. Significant improvements to the business, which has been in Young's ownership since 1834, include the addition of 29 boutique hotel bedrooms, together with extensive restaurant and function space. This distinctive public house, parts of which date back to the 18th century, is situated in the Wimbledon Village Conservation Area and is locally listed.

The first planning consent, which was secured in 2013, allowed the extension of the public house to create 17 boutique hotel rooms. Although the proposals were initially resisted by the local council, due to the loss of staff accommodation, we were able to explain how the boutique hotel would support the financial viability of the public house. We successfully demonstrated that the principle of development was acceptable in planning policy terms and secured a delegated approval.

We subsequently secured consent for the addition of 12 further boutique hotel rooms and the amalgamation of a neighbouring restaurant, to provide additional dining and function space. The challenge was to agree a scheme, which would respect the existing locally listed building and surrounding conservation area and minimising the impact of the proposals on the adjacent stables and neighbouring residents. Our extensive programme of community engagement, and ongoing liaison with the LPA throughout the application process, helped secure planning permission.

Summary of achievements

- Detailed pre-application discussions with the LPA and extensive consultation with local residents and businesses
- Preparation and advice on supporting documentation
- Coordination of two planning application submissions
- Ongoing liaison with the Local Planning Authority and representing Young's at planning committee
- Discharging planning conditions and easing scheme delivery

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