

**Nonsuch Park Mansion, Nonsuch Park, Ewell Road, Cheam, Surrey,  
SM3 8AL**

Change of use from offices to sleeping accommodation on the first and second floors to provide bedrooms for the wedding guests using the Grade II\* listed Nonsuch Park Mansion.

<b>Ward:</b>	<b>Nonsuch Ward;</b>
<b>Contact Officer:</b>	<b>Tom Bagshaw</b>

## **1 Plans and Representations**

- 1.1 The Council now holds this information electronically. Please click on the following link to access the plans and representations relating to this application via the Council's website, which is provided by way of background information to the report. Please note that the link is current at the time of publication, and will not be updated.

Link: <http://eplanning.epsom-ewell.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PJIXLYGYLNI00>

## **2 Summary**

- 2.1 The applicant is applying for planning permission to change the use of the first and second floors this Grade II\* Listed Building from an office use to a Hotel (Use Class C1) with associated works. The works include the creation of 6 bathrooms, with 4 intended to be ensuite bathrooms on the first floor to serve bedrooms and various alterations to improve the appearance and habitability of the internals of the property. The details of the second floor are to be required as conditions to be discharged (Condition 7)
- 2.2 The principle of the proposed works are considered to be acceptable and would support the current wedding venue use of Nonsuch Park Mansion whilst bringing a dilapidated area of the listed building back into use. The impact on the significance of the Listed Building is considered in the Listed Building Application report for application 18/00818/LBA.
- 2.3 The proposal is not considered to result in any increase in highways movements and as such no additional parking is required with the proposal.
- 2.4 The proposed new use of the first and second floor will be conditioned to ensure that they are only ever used in conjunction with the ground floor as a wedding or events space and not as separate dwelling units (Condition 3).
- 2.5 No external changes to the proposal are included.

2.6 The application is accompanied by a separate application for Listed Building Consent which is to be referred to the Secretary of State prior to determination. This planning application relates to the change of use of part of the building, and does not trigger the requirement for referral.

2.7 The application is recommended for APPROVAL.

### **3 Site description**

3.1 Nonsuch Mansion is a grade II\* listed large country mansion built on the turn of the C18 and C19. It is a relatively well preserved example of Georgian Gothic, building and though it has suffered a little from its use as a school, many historic internal and external features survive.

3.2 The house is built in Nonsuch Park which was the grounds of Nonsuch Palace built by Henry VIII in 1538, which was subsequently demolished in the C17 and now serves as a public park.

3.3 The house is not in a conservation area but is in the setting of a Grade II listed boundary wall and park and at the south western end of the park where the original Nonsuch Palace was located, the site is a scheduled ancient monument. However this is not visible above ground and has no visual impact on the setting the listed building.

### **4 Proposal**

4.1 This application is for change of use from offices to sleeping accommodation. Nonsuch Mansion is a Grade 2\* listed building that is used as a wedding venue on the ground floor and the proposal is to convert the top floor into bedrooms for the wedding guests.

### **5 Comments from third parties**

5.1 The application was advertised by means of letters of notification to 4 neighbouring properties. To date (29.03.2019) 0 letters have been received from the public.

### **6 Consultations**

6.1 EEBC Design and Conservation – Made recommendations regarding amendments – following the amendments, stated no objections, subject to conditions.

6.2 SCC Highways – No Objections

## 7 Relevant planning history

Application number	Decision date	Application detail	Decision
18/00818/LBA	N/A	Internal alterations to enable the upper floor to function as residential space for guests at weddings taking place at the house.	Pending
17/00063/FUL	07.09.2017	Erection of shelter	Permit
12/00385/LBA	30.08.2012	Restoration and rebuilding facade of bothy and reprovision of seat	Permit
09/00817/LBA	21.01.2010	Installation of extract duct from ground-floor kitchen, through first-floor window and terminating on first-floor flat roof behind parapet. Removal of lower half of sash window and replacement with metal panel at exit point of duct	Permit

## 8 Planning Policy

Planning (Listed Buildings and Conservation Areas) Act 1990

National Planning Policy Framework (NPPF) 2018 Paragraphs 189-202

Local Development Framework – Core Strategy 2007

- Policy CS01 – General Policy.
- Policy CS05 – Built Environment
- Policy CS14 – Epsom Town Centre.

Development Management Policies Document – 2015

- Policy DM08 – Heritage Assets.
- Policy DM09 – Townscape Character and Local Distinctiveness.
- Policy DM10 – Design Requirements.

### Planning considerations

- 8.1 The Development Plan sets out that high quality development will be expected, which respects, takes advantage of, and enhances the positive elements and distinctive features of the borough. The main issues to consider when making an assessment of the application are the impacts of the proposals upon the character and appearance of the site and surrounding area:

- Principle
- Design and Impact upon Heritage Asset
- Highways
- Community Infrastructure Levy

## 9 Planning considerations

### Principle

9.1 Policy DM08 of the Councils Development Management Policies Document 2015 states that as part of the assessment process the significance of the asset will be taken into account (namely whether it is a designated Heritage Asset\* or a non-designated Heritage Asset) when determining whether the impact of any proposed development is acceptable.

9.2 The proposal is for the change of use from an existing Use Class B1 (Office) to Use Class C1 (Hotel). The proposed development would bring back into use internal area of a Grade II\* Listed that has since gone unused and fallen into a state of disrepair. Paragraph 196 of the NPPF states that:

*'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'*

9.3 As such, should the application be considered not to result in the substantial harm to the setting of the heritage asset the proposed development would be looked upon favourably as the proposal would result in the creation of a viable use that works well in conjunction with the ground floor use as a wedding venue. A condition will be attached to this permission (Condition 3) that ensures that the proposed use will only be used in conjunction with the ground floor use of the property.

9.4 Therefore, the proposal would be acceptable in terms of principle subject to the property being acceptable in terms of its impacts upon the heritage asset; highways and CIL.

Impact on the Significance of a Listed Building

- 9.5 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) places a general duty on the Council as respects listed buildings in exercising its planning functions. In considering whether to grant planning permission for development which affects a listed building or its setting, the LPA shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. As such, officers have given considerable importance and weight to the desirability to preserve the setting of heritage assets, including taking account of archaeological heritage.
- 9.6 The application property is a Grade II\* listed country estate house. It has previously been used for various purposes including a museum, a school and a catering/events space. The house was built between 1802 and 1806 in a Tudor gothic style. In 1845 additions were added in a matching style to the south to create a service wing. The building is primarily two storey in height with the tower and service wing being three storeys in height.
- 9.7 The materials of the property are mainly faced with roman cement apart from the later service wing extension which is of red brick with a slate roof. Throughout the building there are octagonal corner turrets crenelated parapets and hood mouldings to the windows. The windows are mainly sash with glazing bars and the ground floor windows have wooden shutters with gothic arched decoration.
- 9.8 The house is of significant historical merit because it was designed by the eminent late Georgian architect Jeffry Wyattville, enlarging the remains of a mid C18 house. It is important and early commission by Wyattville in the Tudor Gothic style, the north front based on illustrations of the demolished Tudor Nonsuch Palace, a style which culminated in Wyattville's improvements to Windsor Castle in the 1820s. The building survives as built, apart from some extensions of circa 1845 in matching style, and has a complete Wyattville interior including a suite of principal rooms with outstanding quality fittings, main staircase and painted ceiling to a first floor room. The building also retains good quality mid C18 and C19 fittings.
- 9.9 The impact of the proposed development on the significance of the Listed Building is considered in further detail within the associated Listed Building Consent application 18/00818/LBA.

Design and Impact upon Heritage Asset

- 9.10 The NPPF promotes attractive environments by creating well-designed buildings in terms of appropriate massing, bulk, materials and details, and in doing so, raising the profile of the borough in a positive way.
- 9.11 Paragraph 3.7.5 of the Core Strategy states that new development should enhance and complement local character, and be capable of integrating well into existing neighbourhoods. Paragraph 3.7.6 goes on to state that The Council will expect developments to be of a high quality, creating a safe environment which enhances the public realm and which positively contributes to the townscape.
- 9.12 Policy CS05 also states that the settings of heritage assets such as historic buildings, conservation areas, archaeological remains, ancient monuments, parks and gardens of historic interest will require higher standards of design to protect and enhance these assets.
- 9.13 DM10 (Design Requirements for New Developments) identifies the most essential elements which contribute toward the character and local distinctiveness of a street or an area which should be respected, maintained or enhanced, and includes the following:
- Prevailing development typology, including house type, sizes, and occupancy;
  - Prevailing density of the surrounding area;
  - Scale, layout, height, form, massing;
  - Plot width and format which includes spaces between buildings;
  - Building line build up, set back, and front boundary; and
  - Typical details and key features such as roof forms, window format, building materials and design detailing of elevations, existence of grass verges etc.
- 9.14 The application proposes to bring back into use the dilapidated first and second floors of the building by creating 9 bedrooms at the first floor 4 bedrooms at the second floor, a dining room, and 6 bathrooms whilst also restoring the key features in the floors including original fireplaces, doors, windows, shuttering, skirting boards, architraves, dado rails and cornices.

- 9.15 The proposed works are all internal with no changes proposed to the exterior of the building. The proposed works would result in the much needed restoration of the upper floors of the Grade II\* Listed Building. The EEBC Conservation and Design Officer has not raised any objections to the works, with the acceptability of the internal works to the Grade II\* Listed Building works considered in full in the Listed Building Consent Application 18/00818/LBA.

#### Highways

- 9.16 Surrey County Council Highways Officer has stated that the proposal would not result in any material changes to the property and as such, it has no objections or comments to make.

#### Community Infrastructure Levy

- 9.17 The scheme is not CIL liable

### **10 Conclusion**

- 10.1 The proposed development would result in the restoration and re-use of an area of Nonsuch Park mansion that has previously fallen into disuse. The proposed change of use and principle of the internal alterations would provide public benefit, supporting the existing use of the ground floor as a wedding venue. The proposal would not result in any material highways impacts of the property and therefore the proposed changes would be considered to be an acceptable development and are recommended for approval.
- 10.2 The impact of the proposed internal works on the significance of the Grade II\* Listed Building are considered in the Listed Building Consent Application 18/00818/LBA, which is separately considered and referred to the Secretary of State.

### **11 Recommendation**

- 11.1 This application is recommended for APPROVAL subject to the following conditions.

#### Conditions:

- (1) The development hereby permitted shall be commenced within 3 years from the date of this decision.**

**Reason: In order to comply with Section 91 of the Town and Country Planning Act, 1990. (As amended)**

- (2) The development hereby permitted shall be carried out in accordance with the following approved plans:**

**Proposed floor plan as indicated in revised**

**Design & Access Statement [received 09.03.2019]**

**Method statement room 4 [received 09.03.2019]**

**Photographical Survey [received 09.03.2019]**

**Reason: For avoidance of doubt and in the interests of proper planning, as required by Policy CS5 of the Core Strategy 2007.**

- (3) The proposed bedrooms hereby permitted shall solely be occupied by the members of the public attending the building for events and shall not be used as separate units of accommodation.**

**Reason: To ensure the accommodation is an ancillary use to the Sui Generis events venue and does not harm the future amenity of the local area**

- (4) All works of making good and repair in association with these works shall match the existing adjacent fabric in material details, finish and design detail, unless otherwise agreed in the plans approved in this planning consent.**

**Reason: To safeguard the special architectural and historic interest of the listed building in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM8, DM9 and DM10 of the Development Management Policies 2015.**

- (5) The proposed development shall be carried out in accordance with the survey of works detailed in the design and access statement, method statement and photographic survey [Received 09.03.2019]. Copies of the report should be sent to the Borough library at Bourne Hall.**

**Reason: To safeguard the special architectural and historic interest of the listed building in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM8, DM9 and DM10 of the Development Management Policies 2015.**

- (6) Prior to commencement of works a survey with sections through all new openings in walls showing proposed response too, and making good of, cornices, skirting boards and dado rails with detail sections at a scale of 1:2. No works shall commence until these specifications are approved and shall carried out in accordance with the approved specifications.**

**Reason: To safeguard the special architectural and historic interest of the listed building in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM8, DM9 and DM10 of the Development Management Policies 2015.**

- (7) Prior to any works to the second floor of the proposed development the applicant should provide a schedule of works and method**

**statement for the works to the proposed second floor of the development providing the details set out below. These details shall be submitted to and approved in writing by the local planning authority and the development shall carried out in accordance with the approved specifications.**

- **Which doors are being retained and where.**
- **What repairs will be carried out to the surviving doors.**
- **What is the historic significance of the fireplaces.**
- **What works of repair/alteration/removal is proposed for the fireplace.**
- **It there any surviving plaster and is this original lath and plaster.**
- **Confirmation of the method of resurfacing the wall – if plaster this should be lath and plaster, matching plaster elsewhere in the building.**

**Reason: To safeguard the special architectural and historic interest of the listed building in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM8, DM9 and DM10 of the Development Management Policies 2015.**

**Informatives:**

- (1) **In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in the Core Strategy, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.**
- (2) **Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced.**

Planning Committee  
11 April 2019

18/01309/FUL

- (3) Please note that this application is tied to the Listed Building Consent application 18/00818/LBA.**