

Lower Mill, Kingston Road, Ewell, Surrey, KT17 2AH

Demolition of existing office building and redevelopment to provide 53 no. extra-care apartments with associated facilities (within Class C2), including conversion and alteration of the Grade II Listed Mill House and Granary Buildings, with parking, access, landscaping and other associated works. (Listed Building Consent)

Ward:	Ewell Ward;
Contact Officer:	Ginny Johnson

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=PF70Q9GY08I00>

2 Summary

- 2.1 This application seeks Listed Building Consent to convert and alter two existing and vacant Grade II Listed Buildings at the Application Site.
- 2.2 The description of development for which Listed Building Consent is sought is as follows:

“Demolition of existing office building and redevelopment to provide 53 no. extra-care apartments with associated facilities (within Class C2), including conversion and alteration of the Grade II Listed Mill House and Granary Buildings, with parking, access, landscaping and other associated works. (Listed Building Consent)”

- 2.3 A Full Planning Application has also been submitted in tandem with this Application, under ref: 18/00743/FUL.
- 2.4 The proposal seeks to convert and alter two Listed Buildings, to bring them into a viable use that is compatible with the provision of extra-care apartments at the Application Site.
- 2.5 The proposed heights and massing of the new four buildings is considered to result in a minor adverse impact to the setting of the Listed Buildings and the Conservation Area. The proposed buildings comprise an appropriate materials palette, which is considered to respect the Listed Buildings and respond positively to the woodland character of the Site.

- 2.6 The proposal is considered to comprise a well-designed development, which is appropriate to its context in terms of urban form and materials. As such, Listed Building Consent is considered favourably by Officers.
- 2.1 It is recommended that consent be granted for this Listed Building application. The matter of planning permission for the use and associated Section 106 Agreement is the subject of a separate assessment.

3 Site description

Site Context

- 3.1 The Application Site ('The Site') comprises land and three vacant buildings, two of which are Grade II Listed. The Site is broadly 'L' shaped and measures approximately 0.55 hectares in size. It is accessed via Kingston Road.
- 3.2 The total existing floorspace on the Site comprises a Gross Internal Area of 1,762sqm. A brief overview of the three existing and vacant buildings on the Site are provided below:

Mill House

- 3.3 Mill House is a Grade II Listed Building, located to the South-East of the Site. It is Georgian in style and two-storeys in height, with a Basement and rooms at Roof level. It is visible from the Site's main access, via Kingston Road.
- 3.4 The Site was historically used for milling operations and Mill House remains the only link to the Site's past use. In the late 20th Century, Mill House was converted to an office building. During this conversion, a large extension was added to the rear of the building, providing further office space.
- 3.5 In accordance with information provided by Historic England, the listing details of Mill House is provided below:

"Early C18. Two storeys, colour washed brick, four sash windows in cased frames. Central door case with hood on shaped brackets, ornamental fanlight. Capped parapet, hipped old tile roof with two flat topped dormers. Large plain stacks. Attractive building set back from road in grounds. The Mill itself has been demolished; the present building was the attached house. Interior has staircase with turned balusters".

- 3.6 Internally, Mill House has undergone numerous changes to its layout, excluding its Basement, suggesting that here best represents its original layout.

The Granary

- 3.7 The Granary is a Grade II Listed Building, located to the North-East of the Site. It is historically connected to Mill House, presumably as a Granary. It is two storeys in height and cannot be seen from the Site's main access, via Kingston Road.
- 3.8 In accordance with information provided by Historic England, the listing details of The Granary is provided below:
- “Early C19. Red brick. Hipped slate roof with overhanging eaves. 2 storeys. 2 ranges of fixed windows with glazing bars. Loft door set in continuous panel with, and above, entrance door”.*
- 3.9 Externally, The Granary has retained much of its original form. Internally, the layout of the buildings holds very limited significance.
- 3.10 The Site is largely level, although it does drop from the existing access at the East of the Site towards the railway line, at the West of the Site. Beyond the Western boundary, the Site rises sharply up an embankment to a railway line.
- 3.11 The boundaries of the Site are well vegetated. Part of the Northern boundary of the Site is formed by an existing brick wall. This wall also forms the rear boundary of the rear gardens on Meadow Walk, which adjoin the Site to the North.
- 3.12 The surrounding area predominately comprises residential dwellings and open space. To the North of the Site, is Meadow Walk, which typically comprises two storey detached houses, located in sizeable plots. To the East of the Site is Kingston Road, which is typically lined with two storey semi-detached and detached residential dwellings. A number of independent shops are also located on Kingston Road. A dense woodland and the Hogsmill River is immediately to the South of the Site. Train tracks with a large area of open space beyond is to the West of the Site.
- 3.13 There are a number of Statutory Listed Buildings in the surrounding Area. Details are provided below:
- 25 and 27 Kingston Road is Grade II Listed, located to the North-East of the Site
 - 29 and 31 Kingston Road is Grade II Listed, located to the North-East of the Site
 - 80 and 82 Kingston Road is Grade II Listed, located to the South-East of the Site.

- 3.14 The Site benefits from good transport links. Ewell By-Pass (A240) is located approximately 0.4 kilometres to the North of the Site, which provides vehicular access to Tolworth to the North-West and Epsom to the South-East. Stoneleigh Train Station is located approximately 1.2 kilometres to the North-East of the Site, Ewell West Train Station is located approximately 0.9 kilometres to the South-West of the Site and Ewell East Train Station is located approximately 2 kilometres to the South-East of the Site.
- 3.15 The nearest bus stops are located on Kingston Road, which provide services to Kingston and Epsom.
- 3.16 The Site is designated as Strategic Open Space and a Built Up Area. It is also located within the Ewell Village Conservation Area.
- 3.17 The Site is within Flood Zone 1 (Low Probability of Flooding). The Southern Side of the Site, which is adjacent to the Hogsmill River, and a small localised area on the West of the Site are located within Flood Zone 2 (Medium Probability of Flooding) and Flood Zone 3 (High Probability of Flooding).

4 Proposal

Application Proposal

- 4.1 The application seeks to demolish the existing 1980s style vacant office building and redevelop the Site to provide 53 no. extra-care apartments within four building with undercroft parking and associated facilities, falling within Use Class C2. This application also seeks to convert and alter the existing and vacant Grade II Listed Buildings: Mill House and The Granary Building. The proposal seeks to provide parking at ground and basement level, access, landscaping and other associated works.
- 4.2 The proposed extra-care apartments will provide accommodation for the elderly. The extra-care model is also known as 'assisted living' or 'care apartments', which gives residents the opportunity to retain independence, whilst also receiving care assistance. The residents will be provided with flexible care packages, to suit their specific needs.
- 4.1 Building 1 is Ground and First floor with a recessed Second floor. It measures 10 metres in height, 23.5 metres in width and 19.5 metres in depth. It is sited approximately 33 metres from no. 25 Meadow Walk.
- 4.2 Building 2 is ground, first and second with a recessed third floor. It measures 12 metres in height, 20.9 metres in width and 19.4 metres in depth. It is sited approximately 40 metres from no. 29 Meadow Walk.
- 4.3 Building 3 is ground, first and second with a recessed third floor. It measures 12 metres in height, 25.3 metres in width and 30.8 metres in depth. It is sited approximately 35 metres from no. 35 Meadow Walk.

- 4.4 A basement runs below Buildings 1-3, to deliver 'back of house' services.
- 4.5 Building 4 provides accommodation at ground and first floor, with rooms in the roof. It takes a faceted form and measures 9.6 metres in height and approximately 28.2 metres in width. Building 4 is sited just over 20m from no. 2 Meadow Walk.
- 4.6 A Full Planning Application has also been submitted in tandem with this application, under ref: 18/00743/FUL.

Layout

- 4.7 The proposal seeks three new buildings to the rear of the Grade II Listed "Mill House" (Buildings 1, 2 and 3) and a further building to the rear of the Grade II Listed "The Granary" (Building 4).
- 4.8 Buildings 1-3 are proposed to be linked at Ground floor level, to enable future residents to access communal facilities, which are found within Building 1.
- 4.9 Buildings 1-3 increase in height, with Building 1 designed to be lower in height than Mill House. The Ground Floor level of Building 1-3 matches the existing lower level of Mill House (sunken by approximately 1m from Mill House's entrance level). Buildings 2 and 3 are proposed to increase in height.
- 4.10 The proposal seeks to convert Mill House and The Granary into C2 Use:

Mill House

- 1 x one bedroom apartment at Ground Floor
- 1 x two bedroom apartment at First Floor
- 1 x one bedroom Guest Suite at First Floor

The Granary

- 1 x one bedroom apartment at Ground Floor
- 1 x one bedroom apartment at First Floor.

- 4.11 The proposed alterations to **Mill House** comprise:

Internal

- 4.12 The proposal seeks to demolish existing internal walls and doors at Ground Floor level. The proposal seeks to reconfigure the Ground Floor, including inserting new internal walls, to provide for a one bedroom apartment. A new platform lift is proposed from Ground to First Floor Level.
- 4.13 A further two bedroom apartment is proposed at First Floor level. To facilitate this, existing internal walls are proposed to be demolished and new internal walls proposed. A Guest Suite is also proposed at First Floor.

- 4.14 A section of an existing internal wall is proposed to be demolished at Second Floor level.

External

- 4.15 External alterations at Mill House include removing the existing link to the rear of the building with the 1980s office building.

- 4.16 The proposed alterations to **The Granary** comprise:

Internal

- 4.17 The proposal seeks to demolish internal walls and existing doors at Ground Floor Level. New internal walls are proposed at Ground Floor Level, to allow for the provision of a one bedroom apartment. A Platform Lift is proposed from Ground Floor to First Floor Level, within the proposed entrance.

- 4.18 The proposal seeks to demolish an internal wall and remove existing doors at First Floor Level. The proposal seeks to insert new internal walls, to allow for a one bedroom apartment.

External

- 4.19 External alterations are proposed to The Granary. The proposal seeks to remove the existing access steps to the building and the Air Conditioning Unit, vents and a post. The application proposes two timber front doors and a new decorative hoist on the South Elevation. All modern windows are proposed to be replaced with sliding sash windows

- 4.20 The Granary Building will be accessed via an elevated platform to allow for step-free access.

5 Comments from third parties

- 5.1 The application was advertised by means of letters of notification to 29 neighbouring properties. To date (21.03.2019) 9 letters of objection have been received regarding the proposed development. Concerns regard:

- Proposed height of new buildings and impact on Listed Building
- Impact of development on Conservation Areas.

- 5.2 A Site Notice was displayed at the Application Site. The Listed Building Consent Application was also published in the Local Newspaper.

Statutory Consultations

- 5.3 Historic England: no comment.

6 Relevant planning history

6.1 There is an extensive planning history relating to the Site. The below sets out the most recent and relevant applications pertaining to the Site:

Reference	Description of Development	Decision	Decision Date
17/00842/LBA	Installation of temporary covering (boarding) to windows and doors to prevent vandalism	Granted	6 February 2018
06/00931/FUL	Works to entrance including new block paving, installation of new bollards and raised fence	Granted	17 January 2007
06/00659/FUL	Erection of 2.4m high palisade fence to river side	Granted	20 October 2006

7 Planning Policy

National Policy Planning Framework (NPPF) 2018

Chapter 12 Achieving well-designed places
Chapter 16 Conserving and enhancing the historic environment

Core Strategy 2007

Policy CS5 The Built Environment

Development Management Policies Submission Document November 2014

Policy DM8 Heritage Assets
Policy DM9 Townscape Character and Local Distinctiveness
Policy DM10 Design Requirements for New Developments (including House Extensions)

8 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 following assessment addresses matters relevant to the listed building consent. Wider issues that are other material planning considerations are the subject to a separate application and assessment (ref: 18/00743/FUL).

Planning Policy

- 8.2 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.
- 8.3 Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) places a general duty on the Council with respects to Conservation Areas in exercising its planning functions. In considering whether to grant planning permission for development within a Conservation Area, the LPA shall have special regard to the desirability of preserving or enhancing the character or appearance of that area. As such, officers have to give considerable importance and weight to the desirability to preserve the setting of heritage assets, including taking account of archaeological heritage.
- 8.4 Chapter 16 of the NPPF relates to the conservation and enhancement of the historic environment. Paragraph 185 of the NPPF states that plans should set out a positive strategy for the conservation and enjoyment of the historic environment. This strategy should take into account:
- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring.
 - The desirability of new development making a positive contribution to local character and distinctiveness.
 - Opportunities to draw on the contribution made by the historic environment to the character of a place.

- 8.5 Paragraph 189 of the NPPF states that Local Planning Authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. A Heritage Statement accompanies this application, which reviews the significance of the Site and its buildings. A "Significance Assessment" is contained within Chapter 7, which states the following:

Lower Mill

"The earliest surviving aspect of the building takes the form of a timber-framed structure which forms the rear, south-western range. This structure clearly pre-dates the remainder of the house and using the adjoining chimney stack has been dated to the late 16th or early 17th century. The exterior of this range has been rendered although elements of the timber framing are still visible internally. It is clear that the internal frame has been adapted and strengthened during the 20th century.

The next phase dates to the 18th century when the brick structure was first constructed (as pictured in Figure 4 in Section 5). This structure was three bays wide on the eastern elevation and entered from elsewhere, although at this point there is no evidence of where the original entrance lay. The basement of the Mill House likely spans the width of this older brick building. As evidenced by the change from English bond to Flemish bond brickwork, the 18th century aspect of the Mill House was later extended to the north and the fenestration on the eastern façade was adjusted in order create a symmetrical frontage and allow for the entrance to be positioned on the eastern façade.

Previously, the Mill was located directly to the south of the Mill House; however, this was demolished after a fire in 1938. In the late 20th century the Mill House was converted to an office building. During this conversion, a large extension was added to the Mill House to provide further office space. The building is currently vacant as there has been no interest in the site as an office building. The building has been vandalised and its condition is beginning to suffer from reduced maintenance.

Internally, the building has undergone numerous changes to its layout, resulting from the alterations to the structure as discussed above. With the re-fronting and extension to the original brick building, probably occurring during the 19th century, the interior layout is likely to also have been altered to reflect the building's new orientation and scale. Although these changes do not appear to have occurred in the basement suggesting that here best represents the original layout."

The Granary

"Externally, the building has retained much of its original form with no external extensions. It appears, however, that the front door was relocated during the 1980s alterations from the centre to the right-hand side. In the 1974 list

description, the building is described as having a “loft door set in continuous panel with, and above, entrance door”, both of which are now lost. The location of these doors was on the front elevation where the central window bay is recessed and boarded. Across the building, the fenestration was changed during the 1980s re-development of the site, altering it from fixed windows with multiple glazing bars (probably in cast iron) to large-pane, centre pivot windows. The latter have given the building a rather blank appearance.

Internally, the layout of the building holds a very limited significance. At ground floor level, the layout was heavily altered as part of the works undertaken during the 1980s discussed above. The beams holding the first-floor level span across the building from front to back, with intermediate posts supporting spreader beams, and kneelers where they adjoin the external walls. Both floors were almost certainly open-plan in nature, with the ground floor only interrupted by the support posts”.

- 8.6 Paragraph 192 of the NPPF sets out that in determining applications, local planning authorities should take account of (inter alia) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, the positive contribution that conservation of heritage assets can make to sustainable communities, including their economic viability.
- 8.7 Paragraph 195 of the NPPF states that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, Local Planning Authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
- a) The nature of the heritage asset prevents all reasonable uses of the site;
 - b) No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
 - c) Conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
 - d) The harm or loss is outweighed by the benefit of bringing the site back into use.
- 8.1 Chapter 12 of the NPPF relates to the achievement of well-designed places. Paragraph 124 sets out that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

- 8.2 Paragraph 127 of the NPPF sets out that Planning Decisions should ensure that developments (inter alia) function well, are visually attractive, are sympathetic to local character and history and establish or maintain a strong sense of place.
- 8.3 Paragraph 131 of the NPPF sets out that in determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.
- 8.4 Policy CS5 (The Built Environment) sets out that the Council will protect and seek to enhance the Borough's heritage assets including historic buildings and conservation areas. Development should:
- Create attractive, functional and safe public and private environments;
 - Reinforce local distinctiveness and complement the attractive characteristics of the Borough; and
 - Make efficient use of land and have regard to the need to develop land in comprehensive way.
- 8.5 Policy DM8 (Heritage Assets) sets out that the Council will resist the loss of Heritage Assets and every opportunity to conserve and enhance them should be taken by new development.
- 8.6 Policy DM9 (Townscape Character and Local Distinctiveness) sets out that Planning Permission will be granted for proposals which make a positive contribution to the Borough's visual character and appearance.
- 8.7 The Site comprises two Listed Buildings and is located within the Ewell Village Conservation Area. The Ewell Village Conservation Area Map sets out that Mill House is a Listed Building, a Focal Building and an Importance View. The Granary is recognised as a Listed Building, in accordance with the Map. As such, any proposed development at the Site should respect these Listed Buildings, particularly the view of Mill House from the access point.

Internal and external alterations to The Granary and The Mill

8.8 The proposal seeks to convert Mill House and The Granary into residential use.

8.9 The proposed alterations to **Mill House** comprise:

Internal

8.10 The proposal seeks to demolish existing internal walls and doors at Ground Floor level. The proposal seeks to reconfigure the Ground Floor, including inserting new internal walls, to provide for a one bedroom apartment. A new platform lift is proposed from Ground to First Floor Level.

- 8.11 A two bedroom apartment is proposed at First Floor level, with a guest suite. To facilitate this, existing internal walls will be demolished and new internal walls inserted.
- 8.12 A section of an existing internal wall is proposed to be demolished at Second Floor level.
- 8.13 Epsom and Ewell Borough Council's Design and Conservation Officer provided formal comments with regards to the internal alterations proposed at Mill House. The Design and Conservation Officer stated that the changes proposed to this Listed Building are extensive, however the majority of the proposed changes are considered acceptable, in principle.
- 8.14 Of importance, the Design and Conservation Officer raised concerns regarding the insertion of a lift, into an "earlier part" of the building. The Design and Conservation Officer suggested that the lift should be omitted from the proposal. On balance, it is considered that the provision of a lift is an important element of this proposal. It will allow for safe access from Ground Floor to First Floor Level. Whilst the lift may adversely impact a small part of this Listed Building, it is considered important to bring this building back into use, which is encouraged by Paragraph 192 of the NPPF.
- 8.15 In summary, there are several alterations proposed to Mill House, which will help to bring this Listed Building into viable use, which is encouraged by National Planning Policy.

External

- 8.16 Various 'making good' external alterations are proposed at Mill House. Of importance, the application seeks to remove the existing link to the rear of the building, which attached to the 1980s office building. The external changes proposed are considered to enhance the aesthetic value of this Listed Building.
- 8.17 The proposed alterations to **The Granary** comprise:

Internal

- 8.18 The proposal seeks to demolish internal walls and doors at Ground Floor Level. New internal walls are proposed at Ground Floor Level, to allow for the provision of a one bedroom apartment. A Platform Lift is proposed from Ground Floor to First Floor Level, within the entrance.
- 8.19 The proposal seeks to demolish an internal wall and remove doors First Floor Level. The proposal seeks to insert new internal walls, to allow for a one bedroom apartment.

- 8.20 The Granary has few internal architectural features that are of significance. There were no objections raised to the proposed internal alterations by Epsom and Ewell Borough Council's Design and Conservation Officer.

External

- 8.21 The proposal seeks to remove the existing access steps to the building, the Air Conditioning Unit, vents and a post. The application proposes two timber front doors and a new decorative hoist on the South Elevation. All modern windows are proposed to be replaced with sliding sash windows
- 8.22 The Granary Building will be accessed via an elevated platform to allow for step-free access.
- 8.23 Epsom and Ewell Borough Council's Design and Conservation Officer provided formal comments with regards to the external alterations proposed to The Granary. Should Listed Building Consent be approved, the proposed swing jib (otherwise referred to as a Hoist) should be conditioned, to ensure that its design is appropriate to this Listed Building. This is contained within Condition 4.

Assessment of internal and external alterations to The Granary and The Mill

- 8.24 On balance, the internal and external alterations proposed at both the Listed Buildings are considered favourably. The proposed alterations will improve the fabric, significance and setting of the Listed Buildings, whilst bringing these buildings into viable use. The proposal is considered to comply with Policies CS5, DM8 and DM9.

Proposed Buildings 1-4

- 8.25 Proposed new buildings 1 to 3 are proposed to be located behind the Grade II Listed Mill House. The Ground floor level of Buildings 1-3 matches the existing lower level of the Mill House (sunken by approximately 1 metre from Mill House's entrance level). Building 1 is lower in height than Mill House and buildings 2 and 3 are proposed to increase in height towards the North-West of the Site.

- 8.26 Buildings 1-3 have been designed specifically to deliver specialist accommodation for the elderly, which has driven the design of the buildings. Buildings 1-3 do not span the total width of the Site, seeking to retain separation distances from relevant boundaries. The applicant submitted amended drawings on 07.12.2018 that sought to alter the massing of Building 1. To provide a degree of visual separation from the view in front of The Granary and the view in front of the access off Kingston Road, Building 1 was amended and the building line was brought back to the line established by Mill House. This in turn reduced the perceived bulk of Building 1 and ensured that the heritage value of Mill House is retained and respected, in conformity with Policies CS5 and DM8.
- 8.27 Building 4 is proposed to be located to the rear of The Granary and takes a faceted footprint, which breaks up its mass. The North Flanking Elevation of Building 4 will be most visible from The Granary. This comprises a facing red brick wall, a window at Ground Floor Level, a window at First Floor Level and a window at Third Floor Level. It is considered that Building 4 will have a minor adverse impact on The Granary since this area does not currently comprise a building, however it is considered that its design and material palette limits this impact.
- 8.28 A Heritage Statement, dated July 2018, accompanies the application. This assesses the significance of both the Listed Buildings, in line with the requirement of Policy DM8. The Heritage Statement does acknowledge that the proposed development results in a minor adverse impact on the Listed Buildings given the overall height and massing of the proposed buildings. However, the proposal brings numerous benefits to Site, including the provision of extra-care apartments, which is much needed within the Borough, seeking to outweigh this minor adverse impact.
- 8.29 Epsom and Ewell's Conservation Officer formally commented that the scale of development proposed will impact the setting of the Listed Buildings, due to the massing of the proposed new buildings. The Design and Officer commented that the scale of the proposed buildings will occupy the Site to a greater extent than existing, however the provision of undercroft car parking is look upon favourably.
- 8.30 It is considered that the proposed four buildings will have a minor adverse impact on the setting of the Listed Buildings and Conservation Area. However, on balance, the proposal will bring the Listed Buildings into use, provide extra-care apartments on the Site, which are required within the Borough. The proposal is considered to comply with Policies CS5, DM8 and DM9.

Materials

- 8.31 The core materials for the new buildings were discussed at pre-application stage. The core materials proposed comprise a mix of facing brick and kebono, which is a natural wood. These materials were considered to respond positively to the woodland setting of the Site.
- 8.32 Epsom and Ewell Borough Council's Design and Conservation Officer has raised concerns regarding the materials palette, which are thought to contribute to incoherent forms and a busy finish. Officers acknowledge that the new buildings are proposed in a contrasting appearance, however this creates a high quality design that respects the privacy of adjacent neighbours, responds to the setting of the Listed Buildings and which fits into the woodland setting of the Site. The Applicant has worked proactively with the Local Planning Authority to deliver a scheme that provides many benefits and the material palette proposed is considered acceptable.
- 8.33 In summary, the proposed materials are considered appropriate and are not considered to adversely impact the Listed Buildings on the Site, or the Conservation Area. The proposal is considered to comply with Policies CS5, DM8 and DM9.

9 Conclusion

- 9.1 The internal and external alterations proposed at both Listed Buildings are considered favourably. The proposed alterations will improve the fabric, significance and setting of the Listed Buildings, whilst bringing these buildings into viable C2 Use.
- 9.2 The proposed heights and massing of the new four buildings is considered to result in a minor adverse impact to the setting of the Listed Buildings and Conservation Area. However, the proposed buildings are considered to comprise an appropriate materials palette, which responds positively to the woodland character of the Site.
- 9.3 The proposal is considered to comprise a well-designed development, which is appropriate to its context in terms of urban form and materials. As such, this Listed Building Consent application is considered favourably.

10 Recommendation

- 10.1 **Grant** Listed Building Consent, subject to the following Conditions:

Conditions:

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

- (2) The development hereby permitted shall be carried out in strict accordance with the approved drawings:

APL001 Rev B – Site Location Plan – dated July 2018

APL006 Rev I – Proposed Basement Plan – dated July 2018

APL 012 Rev E – Proposed Elevation A – dated July 2018

APL 013 Rev E – Proposed Elevation B – dated July 2018

APL 014 Rev D – Proposed Elevations C, D, E, F, G, H – dated July 2018

APL008 Rev H – Proposed First Floor Plan – dated July 2018

APL007 Rev I – Proposed Ground Floor Plan – dated July 2018

APL005 Rev G – Proposed Landscape Plan – dated July 2018

APL 019 Rev C – Existing and Proposed Elevations – dated July 2018

APL018 Rev C – Existing and Proposed Floor Plans – dated July 2018

APL021 Rev C – Existing and Proposed Internal Elevations 1 – dated July 2018

APL022 Rev C – Existing and Proposed Internal Elevations 2 – dated July 2018

APL011 Rev F – Proposed Roof Plan – dated July 2018

APL009 Rev J – Proposed Second Floor Plan – dated July 2018

APL017 Rev C – Proposed Section – dated July 2018

APL004 Rev G – Proposed Site plan – dated July 2018

APL016 Rev C – Proposed Site Section 1-3 – dated July 2018

APL 010 Rev H – Proposed Third Floor Plan – dated July 2018

APL015 Rev B – Proposed Elevations J, K, L, M, N, O, P, Q – dated July 2018

APL020 Rev B – Sections and Photographic Record – dated July 2018

APL023 Rev B – Existing and Proposed Plans, Elevations and Photos Outhouse – dated July 2018

APL003 Rev B – Existing Plans and Elevations – dated July 2018

APL024 Rev B – Existing and Proposed Elevations, Details Outhouse – dated July 2018

APL028 Rev A – Existing and Proposed Gate and Bin Store – dated July 2018

1055-KC-XX-YTREE-TPP01RevD – Tree Protection Plan – dated July 2018

1055-KC-XX-YTREE-TCP01RevA – Tree Constraints Plan – dated May

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans to comply with Policy CS5 of the Core Strategy (2007).

- (3) Sample panels of all of the external materials demonstrating the colour, texture, face bond and pointing are to be erected on site and approved in writing by the Local Planning Authority before the relevant parts of the work are commenced. The development shall be completed in accordance with the approved details before the building is occupied.**

Reason: To secure a satisfactory appearance in the interests of the visual amenities and character of the locality in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM9 and DM10 of the Development Management Policies 2015.

- (4) Prior to installation, details of the proposed Hoist on the South Elevation of the Granary shall be submitted to and approved to the Local Planning Authority.**

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.

Informative:

- (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.**