

Bambini Day Nursery Ewell Court House Lakehurst Road Ewell Surrey KT19 0EB

Change of use of existing storage space to class room and kitchen space (D1) (Listed Building Consent)

Ward:	Ewell Court Ward;
Contact Officer:	John Robinson

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=PXNNJ YGYG0F00>

2 Summary

- 2.1 This application seeks Listed Building Consent for the physical conversion of an existing storage building located within the grounds of Ewell Court House, a Grade II listed building, to a class room and kitchen space.
- 2.2 The application is referred to the Committee as the property is owned by the Council.
- 2.3 No external changes to the building are proposed.
- 2.4 The proposed internal amendments would not harm the fabric of the building and will not harm the setting of the Listed Building. The proposal is considered to comply with Policies DM8, DM9 and DM10
- 2.5 A detailed planning application has been submitted in tandem with this application under reference 19/00048/COU
- 2.6 **It is recommended that Listed Building consent be GRANTED.**

3 Site description

- 3.1 Ewell Court House is a substantial former residential property located to the south of Lakehurst Road which is now owned by Epsom and Ewell Borough Council.

- 3.2 The building is Grade II listed. It is a Jacobean style building of 1879 which incorporates an earlier house of 1690 in its service wing. It is a mostly two-storey building with red brick walls, sandstone window dressings and a pitched tiled roof. The building sits in substantial grounds on the edge of the Hogsmill Countryside Area. The building is used as a library and function rooms and the northern part is used as a children's nursery.
- 3.3 The application site comprises a single storey building located within the curtilage of Ewell Court House
- 3.4 The single storey building has a rectangular footprint measuring approximately 4.5m (w) x 7.8m

4 Proposal

- 4.1 The application is for the physical conversion from storage to a classroom and kitchen space for use as part of the Bambini Nursery. The building would only be internally refurbished (addition of electric wall heaters, addition of a single toilet and a small kitchen area)

5 Comments from third parties

- 5.1 The application was advertised by means of a site and press notice, and letters of notification to 12 neighbouring properties. To date (08.01.2020) no letters of objection have been received

6 Consultations

- 6.1 Conservation Officer: No objections – No harm to the significance of the Listed Building or its setting.

7 Relevant planning history

Application number	Decision date	Application detail	Decision
15/01845/FUL	13.05.2019	Conversion of unused toilet outbuilding to habitable classroom/playroom for use as part of the Bambini Nursery.	GRANTED

8 Planning Policy

National Policy Planning Framework (NPPF) 2019

Chapter 12 Achieving well-designed places

Chapter 16 Conserving and enhancing the historic environment

Core Strategy 2007

Policy CS1 Creating sustainable communities

Policy CS5 The built environment

Development Management Policies Document 2015

Policy DM8 Heritage assets

Policy DM9 Townscape character and local distinctiveness

Policy DM10 Design requirements for new development

9 Planning considerations

Impact on the Significance of a Listed Building

9.1 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.

- 9.2 Chapter 16 para 190 of the NPPF states that Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
- 9.3 Para 192 sets out that In determining applications, local planning authorities should take account of inter alia a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.
- 9.4 The existing storage building is a contemporary addition to the Listed Building, and is of no architectural or historic interest. No external alterations are proposed and the internal amendments would not be significant. The proposed conversion to a compatible new use causes no harm to the significance of the principal designated heritage asset or to the significance of the other listed elements within the curtilage and therefore there is no objection in terms of Policy DM8.

Conclusion

- 9.5 The internal alterations to the building are considered favourably. The proposed alterations would return the building to use.

10 Recommendation

- 10.1 GRANT Listed Building Consent , subject to the following conditions:

Conditions:

- (1) **The works hereby granted shall be commenced before the expiration of three years from the date of this consent.**

Reason: To comply with Section 18 (1) (a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 52 (4) of the Planning and Compulsory Purchase Act 2004.

- (2) **The development hereby permitted shall be carried out in accordance with the following drawings and documents:**

Proposed Floor Plan received on 11.10.2019

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).

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.**