

## Former Epsom Post Office 74, High Street Epsom KT19 8BE

Internal and external demolition, refurbishment and extension to building (Listed Building Consent) in association with application reference 19/01397/REM.

<b>Ward:</b>	<b>Town Ward</b>
<b>Contact Officer:</b>	<b>John Robinson</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=Q2LIATGYGQ400>

### 2 Summary

- 2.1 This application seeks Listed Building Consent for internal and external demolition, refurbishment and extension to building to the ground floor of a Grade II listed building, the former Epsom Post Office.
- 2.2 An associated application for Variation of Condition 2 (Approved Drawings) 3 (External Materials) 9 (Roof Details) 10 (CTMP) of planning permission 17/01868/FUL (19/01397/REM) is also being reported for Committee decision.
- 2.3 The proposal would preserve the special architectural and historic interest of the listed building and cause no harm to its significance. **It is therefore recommended that Listed Building consent be GRANTED.**
- 2.4 This application has been submitted to committee at the request of the Ward Councillor Neil Dallen.

### 3 Site Description

- 3.1 The application site comprises part of a three-storey Grade II Listed Building located on the High Street, and within Epsom Town Centre Conservation Area. Numbers 74-76 High Street contain two commercial units at ground floor level with three residential flats above at first and second floor level, single-storey ancillary buildings to the rear and an area of hardstanding. This scheme relates to the rear ground floor commercial unit, which was previously occupied by The Post Office.

#### **4 Proposal**

- 4.1 This application seeks Listed Building Consent for internal and external demolition, refurbishment and extension to the ground floor of the Grade II listed building, the former Post Office. (This would facilitate the change of use of the ground floor to enable it to be used for A3 restaurant and A4 drinking establishment use).
- 4.2 Proposed external changes to the listed building facing the High Street formed part of a separate application granted under delegated authority (19/01682/LBA), but some internal and external alterations would be necessary to facilitate the change of use.
- 4.3 The extant permission (17/01869/LBA) granted consent for the removal of the stud walling at the front of the unit to provide a larger entrance lobby, the replacement of the existing double entrance doors to the same design and proportions, addition of conservation roof lights and glazed roof lantern over the proposed dining area, refurbishment of the interior including removal and relocation of some existing partitions and masonry walls to create kitchen and toilet facilities, the formation of garden enclosure, extension to create a new dining area (with a retractable fabric roof), and new fencing.
- 4.4 The current application seeks consent for two additional rooflights over the proposed kitchen area, a reduced size roof lantern, a retractable glazed roof to the rear extension (previously fabric), and a revised roof plant layout and design, in addition to the proposed works described above.

#### **5 Comments from Third Parties**

- 5.1 The application was advertised by means of letters of notification to 68 neighbouring properties, a site and press notice. To date (30 March 2020) no letters of objection have been received.

#### **6 Consultations**

- 6.1 Conservation Officer: No objections.

<b>Application Number</b>	<b>Decision Date</b>	<b>Application Detail</b>	<b>Decision</b>
17/01868/FUL	06.06.2019	Change of use of former Post Office (A1) to restaurant / drinking establishment (A3 / A4) including internal and external demolition, refurbishment and extension as well as the associated infrastructure (Amended drawings received 18.09.2019)	GRANTED
17/01869/LBA	06.06.2019	Internal and external demolition, refurbishment and extension to building (Listed Building Consent) in association with application reference 17/01868/FUL	GRANTED
19/01682/LBA	05.03.2020	Works to the main public facade of 74-76 High Street, Epsom, including the installation of replacement non-illuminated and illuminated signage, painting of the existing timber windows behind tracery, works to make good existing ashlar, reinstate and re-glaze existing boarded up fanlight, making good of existing door ready to receive gloss paint finish and antique brass ironmongery.	GRANTED

## 7 Relevant Planning History

## **8 Planning Policy**

### National Policy Planning Framework (NPPF) 2019

Chapter 16 Paragraph 185 - 195 Conserving and Enhancing the Historic Environment

### Core Strategy 2007

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

## **9 Planning Considerations**

### Previous Application

- 9.1 Listed Building Consent (17/01869/LBA: Internal and external demolition, refurbishment and extension to building) was granted by the Committee in June 2019.
- 9.2 The current consent application which seeks to refine the detail of the extant conversion, including modest internal and external changes along with the installation of roof plant, differs in the following ways:
- Reduction in size of the roof lantern over the proposed dining area (From 4.2m x 6m to 3.4m x 4m);
  - Introduction of a retractable glazed rather than the approved fabric roof;
  - Redesigned roof plant and location.
  - The addition of two, 600mm x 600mm domed polycarbonate roof lights over the kitchen area.

### Design and Impact on a Heritage Asset

- 9.3 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.

- 9.4 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.
- 9.5 Policy CS5 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.
- 9.6 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, size, 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, 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.
- 9.7 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.
- 9.8 Paragraph 185 of the NPPF states that in determining planning applications, local planning authorities should take account of:
- 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.

9.9 Paragraph 195 of the NPPF further 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:

- The nature of the heritage asset prevents all reasonable uses of the site;
- No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
- Conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- The harm or loss is outweighed by the benefit of bringing the site back into use.

9.10 In determining applications, Paragraph 189 of the NPPF requires local planning authorities to require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The submitted Heritage statement includes the following statement:

*“Historic photographs from 1898 and 1933 show that the exterior of the Grade II Listed Building known as “Epsom School of Art Extension the Post Office” (list entry number 1213288) remains largely as it was originally constructed in the 19th Century. The significance and special interest of the building are considered to derive from this relatively undisturbed main three-storey façade. This is supported by the list description from 1974 in which the building is listed for particular architectural features within the façade.”*

*1086 EPSOM HIGH STREET (North Side) Nos 74 & 76 (The Post Office)  
Epsom School of Art extension TQ 2060 30/234 II*

*1897 (dated). Red brick. Ashlar ground floor, dressings and parapets. Pitched tile roof. 3 storeys. Eaves cornice with moulded flower ornament. Parapet with crenellations. 6 ranges of mullion and transom casements, including 1 canted bay. Ground floor windows of Post Office have cusped tracery in each light. Gable over central bay of Post Office.*

- 9.11 Officers consider that since no external alterations are proposed to the rear of the building, the architectural features for which the building is listed would be unaffected by the proposed works. The list description does not address the interior of the property. The proposed works would not result in the loss of any important historic fabric inside the building. Nor would they have a significant impact on architectural features, room proportions or other significant aspects of the internal arrangement of the property.

Other issues

- 9.12 The issues considered are confined to the listed building character, other issues such as amenity and noise are not material to a Listed Building Consent application.

## **10 Conclusion**

- 10.1 It is therefore concluded that the proposal would preserve the special architectural and historic interest of the listed building and cause no harm to its significance. It would accord with the requirements of the Act and the NPPF.

## **11 Recommendation**

- 11.1 It is recommended that listed building consent be Granted subject to the following conditions:

**Condition(s):**

- (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 approved plans:**

**3722 03 (08) A Proposed Sections**

**3722 03 (03) B Proposed Demolitions & Alterations Sheet 1 of 2**

**3722 03 (04) B Proposed Demolitions & Alterations Sheet 2 of 2**

**3722 03 (07) C Proposed Elevations**

**3722 03 (01) D Proposed Floor plan**

**3722.03(10) Conservatory Detail**

**3722.03(11)A Proposed HVAC Roof Plan Sheet 1**

**3722.03(12)A Proposed HVAC Roof Plan Sheet 2**

**3722.03(14) Bin Store Detail**

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

- (3)** Prior to the commencement of development, details and samples of the external materials to be used for the development shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

**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 DM8, DM9 and DM10 of the Development Management Policies 2015.

- (4)** No development shall take place until details of all new or replacement external chimneys, flues, extract ducts, vents, grilles and meter housings have been submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the approved details. All new external flues, pipework and grilles shall be cast metal and finished in black.

**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(s):**

- (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



Planning Committee  
13 May 2020

19/01667/LBA

**with detailed plans must be submitted for approval before any building work is commenced.**