

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

Internal alterations to enable the upper floor to function as residential space for guests at weddings taking place at the house.

Ward:	Nonsuch Ward;
Contact Officer:	Tom Bagshaw

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=PEKRPZGYKVR00>

2 Summary

- 2.1 The applicant is applying for planning permission to change the use of the first floor of this Grade II* Listed Building from Office (Use Class B1) to Hotel (Use Class C1) with associated works.
- 2.2 Nonsuch Mansion is a grade II* listed building and as such the proposed internal works require listed building consent. The works include the creation of 6 bathrooms 4 intended to be ensuite bathrooms to serve bedrooms and various alterations to improve the appearance and habitability of the internals of the property.

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 to the park and at the south western end of the park where Nonsuch Palace stood, 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 listed building application is for the internal alterations so as to create 6 bathrooms, with 4 of these forming ensuite rooms. The proposal includes internal alterations to the listed fabric, and therefore listed building consent is required.
- 4.2 The applicant is proposing to change the 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. The change of use is the subject of a separate planning application which will, upon completion of consultation periods, be reported to Planning Committee for determination.
- 4.3 The only matters to consider with the proposal is the internal works and alterations to the listed building.

5 Comments from third parties

- 5.1 The application was advertised by means of letters of notification to 2 neighbouring properties. To date 26.02.2019) 2 letters have been received regarding:
 - Concerns regarding use of clock room
 - Recognising efforts made to work with original building

6 Consultations

- 6.1 Design and Conservation – Made recommendations regarding amendments – subject to amendments made no objections

7 Relevant planning history

Application number	Decision date	Application detail	Decision
18/01309/FUL	N/A	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.	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.

9 Planning considerations

Design and Impact Upon Heritage Asset

- 9.1 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.
- 9.2 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.
- 9.3 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.
- 9.4 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.

- 9.5 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.
- 9.6 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.
- 9.7 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.

9.8 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 Design and Access statement includes the following statement:

- *Wyatville's L-shaped design follows asymmetrical picturesque principles. It is an early example of the Tudor Gothic style which reached its height with his designs for Windsor Castle³ in the 1820s. The house built by the former owner, John Thompson, still survives albeit incorporated in to the present manor as the kitchen wing and some of the outbuildings.*
- *The rest of the building is of two storeys with further turrets and battlements all faced in Roman cement to the north front. The south front, facing the garden, follows Georgian symmetry. Openings have drip moulds, and some are arched, to complement the Gothic style, but most of the windows are vertically sliding sashes. The south front is built of brick but has Roman cement lined to resemble ashlar.*
- *The northern limb of the L-plan was built as a chapel connecting with the brick service wing of the earlier house. This was found to be the Servants' Hall. The original service wing dated 1806 comprised sculleries, kitchens, larders and a stable block was connected to the dairy by a covered walkway. The pastry larder and game larder were added between 1840 and 1860. A separate Georgian building was converted into the Laundries.*

9.9 Epsom & Ewell Borough Council Design and Conservation Officer has been consulted and made the following comments:

- *It is proposed that room 1 would have a shower room inserted into the back of it. This will disrupt the symmetry of the room around the fire place but not undermine the evidence of the historic plan of the room, therefore this is considered as being of less than substantial harm.*
- *Room 2 will not be altered but the room adjacent to it which is at present used as a kitchen will become another bedroom. There is no objection to this though one door will have to be relocated and a significant amount of kitchen fitting and ventilation equipment will have to be removed, but provided this is done with care and historic features are made good there should not be any harm caused.*
- *Room 3 is to be unaltered and used as a communal lounge*

- *All of the fire places except one late C20 on in room 6 are of some historic interest and must be retained. They are a mix of fireplaces, most appear to be C19 rather than original but must still be retained.*
 - *Room 4 is the room the most historic and interest survives with painted ceiling cornices with Tudor rose bosses and a central rose and the centre of the ceiling decorations. Some of the ceiling is in very poor condition and repairing it to a high standard must be a condition of the works being carried out as well as justifying some less than substantial harm elsewhere in the building.*
 - *It was proposed that the “Clockroom” (it is the room where the mechanism of the clock outside is now visible) be partitioned into two bathrooms serving rooms 4 and 5 and the clock works boxed in. However this will require the introduction of a new door in room 4, which is undesirable because of its significance but also because the clockroom is in itself one of the better rooms. Therefore, it is has been agreed that this room be retained as a single space with the clock enclosed (either in a glass cabinet or in a cabinet with window to make it visible in the room. Room 5, which is a smaller room can then be used as an on suite bathroom.*
 - *In room 6 it is proposed to demolish one stud wall to allow for a larger bathroom and replacing the wall with a neo one further into the room. As the existing wall is not original and, judging by the location of the corners of the room and the location of the fireplace, the new wall will be located closer to where the original one was, there is no objection to this.*
 - *Room 7 will have an on suite shower room under the stairs next to it. This requires the opening up of one new door with minimal harm to the plan and fabric of the room, so provided all material details are made good this too is acceptable.*
 - *The two smallest rooms: room 8 & 9 are not proposed to be changed.*
 - *In most respects this proposal can be acceptable with some minor amendments a discussed above.*
- 9.10 The applicant supplied a Design and Access statement that included the alterations that were suggested by the design and conservation officer.
- 9.11 The proposal is therefore acceptable in terms of its impact upon the heritage asset.

Community Infrastructure Levy

9.12 This application is for Listed Building Consent and therefore CIL is not Liable.

10 Conclusion

10.1 The proposed development would result in the restoration and improvement of Nonsuch park mansion. The proposal has been amended and on that basis it is considered to cause 'not significant harm' to the heritage asset.

10.2 The Local Planning Authority has a planning application before it which proposes the building being put to a use so as to ensure it can be maintained in the future and not fall into disrepair.

10.3 The proposed works to the listed building are considered to be acceptable development and is therefore recommended for approval.

11 Recommendation

11.1 Permitted Subject to 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 03.12.2018

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

(3) 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.

- (4) Prior to the commencement of works a survey of the building including a photographic survey shall be prepared to record its condition prior to development and shall assess all areas associated with the works and exposed historic fabric. The said report shall be submitted to the local the planning authority for approval and copies 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.

- (5) 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

- (6) Prior to the commencement of works a method statement for all repairs to be carried out to room 4 shall be prepared and submitted to and approved by the local planning authority. No works shall commence until these specifications are approved and shall carried out in accordance with them.

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.