

Horton Chapel, Haven Way, Epsom, Surrey

Variation of Application Reference Number: 17/01379/LBA. Date of Decision: 10/04/2018. Condition 4 - Works hereby approved shall be carried out in accordance with the following plans: 1778-SK-20L, 21K, 22D, 23K, 25D, 26D, 27A, 28A, 30C, 31B, 32, 33A, 34C, 35A

Ward:	Court 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=PNH2B2GYMA700>

2 Summary

- 2.1 This application is referred to Planning Committee for decision as the property is in the ownership of Epsom and Ewell Borough Council.
- 2.2 The original approval of planning for Listed Building Consent to planning application 17/01379/LBA proposed the restoration and conversion of the chapel including various alterations to facilitate the new use as an arts and performance centre. Amendments have been made to the proposals and they are now acceptable in all respects.
- 2.3 This application proposes the variation of Condition 4 of listed building consent 17/01379/LBA. Condition 4 relates to the approved plans. The proposal seeks to rationalise and improve the design of the alterations to the listed building.
- 2.4 The proposed improvements to the Chapel reflect the needs for the end user, and are sympathetic to the listed building, these include changes to ducting and facilities and services to make the building function as required going forward. External amendment is the omission of a glazed canopy which is not required or necessary.

- 2.5 The application is recommended for APPROVAL as the proposed amendments are considered to result have a positive impact upon the character and design of the heritage asset from that which was approved in application 17/01379/LBA.

3 Site description

- 3.1 Horton Chapel is a Grade II listed building and a substantial, brick-built, very early twentieth-century building that used to service the Epsom hospital cluster. It has significant historic and architectural merit but has been redundant since the substantial closure of the Psychiatric hospitals in the late 1990s/early 2000s. It originally had a long colonnaded nave but this was subdivided in 1961 to form two smaller spaces, with the chapel use preserved at the altar end. The West end became known as the Harewood Hall. The internal features include a pipe organ, pulpit and a rood screen bearing two war memorial plaques and there are impressive Doric columns and barrelvaulted roof.

4 Proposal

- 4.1 This application seeks to vary Listed Building Consent by amending the plans, as follows.

External: Canopy

- 4.2 The glazed canopy has been omitted

Internal: Duckwork

- 4.3 It is now proposed to use exposed ductwork for air handling. The previous design included ductwork within the roof voids.
- 4.4 Exposed ductwork will obviate the need for distribution and return grilles to be cut into the lathe and plaster barrel vaulted ceilings.
- 4.5 Lighting pendants and small power cableways will be incorporated into the ductwork runs, thus reducing the need for lighting and small power points and access provision.
- 4.6 Ductwork over the café servery has been redesigned so that it is wall mounted rather than suspended from the ceiling.

Internal: Toilets

- 4.7 Toilet layouts have been rationalised to reduce the excavation required for below ground drainage.

Internal: Mezzanine teaching space

- 4.8 The stairs and fire separation have been redesigned to comply with Building Regulation requirements for access and means of escape.

Internal: Entrance ticket office

- 4.9 The entrance ticket office has been replanned to avoid the need for a ramp – see drawing 1778-SK-28a. The upper parts of the existing paneling are to be repositioned on the rear wall of the ticket office, with the lower panels retained and a new counter top added.

Internal: Wall dividing the two main spaces

- 4.10 The layout of doors and door openings has been rationalised.

5 Comments from third parties

- 5.1 The application was advertised by means of letters of notification to 33 neighbouring properties. To date (08.05.2019) 0 letters of objection have been received.

6 Consultations

- 6.1 There are no external consultations required for this application.

7 Relevant planning history

Application number	Decision date	Application detail	Decision
17/01379/LBA	10.04.2018	Refurbishment and conversion of existing Grade 2 Listed Chapel to an Arts and Performance Centre, including new entrance canopy, external repairs to the building fabric, internal alterations to building.	PER - Application Permitted
17/01378/FUL	10.04.2018	Refurbishment and conversion of existing Chapel (Use Class D1) to an Arts and Performance Centre (Use Class D1 and D2) , including performance zone, creative learning , exhibition and cafe zone, new entrance glazed canopy, new 57 space car park parking access road; associated external works including soft and hard landscaping.	PER - Permit
19/00111/REM	Pending	Variation of conditions 4, 6 and 9 Planning Application Reference Number: 17/01378/FUL Date of Decision: 10/04/2018	

8 Planning Policy

Planning (Listed Buildings and Conservation Areas) Act 1990

National Planning Policy Framework (NPPF) 2018

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

Listed Building considerations

- 9.1 This is one of the last remaining undeveloped redundant hospital-related buildings. The Chapel has been vacant for at least 15 years and is in a relatively poor condition.
- 9.2 The applicants are proposing to use the Chapel for performing arts, teaching and exhibitions. Such a use is to be welcomed as the proposal will entail the restoration and appropriate re-use of this important listed building.
- 9.3 The Council's Conservation Officer raised no objections and is supportive of this application.

Chapel Exterior

- 9.4 The proposal omits the glazed external canopy. This would result in a reduction in the impacts upon the heritage asset.

Internal: Duckwork

- 9.5 It is now proposed to use exposed ductwork for air handling. The previous design included ductwork within the roof voids. Health and Safety requirements are such that the installation and maintenance requirements would involve the following: removing most if not all the roof sarking board; introducing safety balustrading or mansafe latchway systems on the valley gutters; and introducing extensive roof void maintenance access crawlways. All of these although approved details are not considered to be beneficial for preserving the historic structure of the building.
- 9.6 Exposing the ductwork makes the servicing of the building more legible, and makes maintenance access easier as this can be done from within the building volume rather than via the roof void.
- 9.7 Exposed ductwork will remove the need for distribution and return grilles to be cut into the lathe and plaster barrel vaulted ceilings.
- 9.8 The lighting pendants and small power cableways will be incorporated into the ductwork runs, thus reducing the need for lighting and small power points and access provision.

- 9.9 Ductwork over the café servery has been redesigned so that it is wall mounted rather than suspended from the ceiling. Thus the ductwork will be more discrete and impose less load on the existing historic fabric.

Internal: Toilets

- 9.10 Toilet layouts have been rationalised to reduce the excavation required for below ground drainage. This will reduce noise impact on performance space and comply with access and means of escape requirements.

Internal: Mezzanine teaching space

- 9.11 The stairs and fire separation have been redesigned to comply with Building Regulation requirements for access and means of escape.

Internal: Entrance ticket office

- 9.12 The entrance ticket office has been replanned to avoid the need for a ramp – see drawing 1778-SK-28a. The upper parts of the existing paneling are to be repositioned on the rear wall of the ticket office, with the lower panels retained and a new counter top added.

Internal: Wall dividing the two main spaces

- 9.13 The layout of doors and door openings has been rationalised and would not impact the historic fabric of the building.

Community Infrastructure Levy

- 9.14 This application is for Listed Building Consent and therefore CIL is not applicable.

10 Conclusion

- 10.1 The proposed Listed Building Consent amendments would favourably restore and improve the heritage asset and enable this historic property to come back into use. The proposed works do not give rise to adverse impacts on the historic fabric of the heritage asset. The proposal intends to lessen or have a neutral impact on the original building and is therefore considered to be an appropriate amendment to the application and have a positive contribution to its setting.

11 Recommendation

- 11.1 The application is recommended for Approval subject to the following condition(s):

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) Detailed drawings of the proposed ramps and steps up to chancel, at a scale of not less than 1:20, shall be submitted to and approved in writing by the Local Planning Authority before the building is brought into use and the ramps and steps so approved shall be constructed and installed in accordance with those details.**

Reason: To ensure that the designated heritage asset is protected and to accord with Policy DM8 of the Development Management Policies Document 2015

- (3) Full details of how the memorial plaques are to be removed from their original locations and reset in the new must be provided to the Local Planning Authority before any relocation work is commenced and those works must only be carried out in accordance with such details as are approved in writing by the Local Planning Authority.**

Reason: To protect these important features of the listed building and to accord with Policy DM8 of the Development Management Policies Document 2015

- (4) Works hereby approved shall be carried out in accordance with the following plans: 1778-SK-20L, 21K, 22D, 23K, 25D, 26D, 27A, 28A, 30C, 31B, 32, 33A, 34C, 35A**

Reason: To ensure that the designated heritage asset is protected and to accord with Policy DM8 of the Development Management Policies Document 2015.

Informative:

- (1) The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2018**