

## Chalk Lane House, Chalk Lane, Epsom Surrey KT18 7FE

<b>Ward:</b>	<b>Woodcote Ward</b>
<b>Site:</b>	<b>Chalk Lane House Chalk Lane Epsom Surrey KT18 7FE</b>
<b>Application for:</b>	<b>Conversion of hotel and various alterations and extensions to the listed buildings to accommodate 21 dwelling units, car and cycle parking and private and communal gardens. (Listed Building Consent)</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: <https://eplanning.epsom-ewell.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QFK92NGYIKS00>

### 2 Summary

- 2.1 This application aims to address matters related to development works undertaken at the former Chalk Lane Hotel, most of which were consented in 2018 for the proposed conversion of the hotel to residential use.
- 2.2 The purpose of this current Listed Building Consent application is, therefore, twofold; firstly, to reassess the significance of Chalk Lane Hotel following unauthorised works and its worsening condition, and secondly to assess the impact of updated proposals considered necessary by the owner and developer.
- 2.3 The proposals would implement the much-needed programme of repairs and are a sensitive response to a highly significant listed building.
- 2.4 The application meets Policy DM8, DM9, DM10, and the NPPF 2019 and therefore consent is recommended to be GRANTED.

### **3 Site description**

- 3.1 The application site is located on the southern junction of Chalk Lane and Woodcote End and comprises a Grade II listed, two storey building formerly operating as a hotel with 21 bedrooms, a restaurant and a bar. Externally there is a rear car park that has capacity for up to 50 cars and additional front and side parking for a further 14 cars.
- 3.2 Two conjoined historic buildings comprise the original parts of the hotel, 'Woodcote Cottage' and 'Heathcote House,' the former more historic than the latter. A large extension was subsequently built behind Woodcote Cottage. Post 1946, (when the buildings became a hotel) Heathcote House has had lean-to additions and a garage built to the west to create a service yard for the hotel. A flat-roofed link has been built between Heathcote House and Woodcote Cottage, another to create an entrance area from the forecourt. To the rear of Woodcote Cottage, an extensive extension was built in the 1980's with extensive sunken terraces.
- 3.3 The site is surrounded primarily by large detached houses. Directly to the east a large part 3, part 4 storey 1960's office building owned by Atkins Limited was recently demolished, which will be replaced by a new office building, of contemporary design
- 3.4 The site falls within the Chalk Lane Conservation Area.
- 3.5 Listed Building Consent was granted on 04.04.2018 for the "Conversion of hotel and various alterations and extensions to the listed buildings to accommodate 21 dwelling units, car and cycle parking and private and communal gardens", under reference 17/01276/LBA
- 3.6 Detailed Planning permission was granted under reference 17/01275/FUL

### **4 Proposal**

- 4.1 This application aims to address matters related to development works undertaken at the former Chalk Lane Hotel, most of which were consented in 2018 for the proposed conversion of the hotel to residential use.
- 4.2 Several pre-commencement conditions were attached to the consents noted above, which were to be fully discharged prior to the commencement of works to the listed building. Several important conditions were not submitted, or discharged in a timely manner pre-commencement.
- 4.3 Works commenced on the site based on the consents noted above but came to a halt in the latter part of 2019. The appointed contractor began works within the listed building prior to the discharge of particular conditions, and carried out work, which went beyond that which was consented.

4.4 Officers, following detailed discussions with the developer, advised that a new Listed Building Application was required to address any unauthorised works and to assess the impact of any new proposals.

4.5 The unauthorised works are described as follows:

4.6 Woodcote Cottage

- Ground Floor - worsening condition of ceiling timbers between Room 2 and 4
- Ground Floor - unauthorised widening of historic opening between Room 11 and 14
- Ground Floor - unauthorised removal of 3 nos. fireplaces to Room 2 and 4.
- First Floor - worsening condition of ceiling timbers between Room 102 and 103
- First Floor - unauthorised removal or damage of timber panelling to Room 102
- First Floor - unauthorised removal or damage to sections of timber panelling to Room 103
- First Floor - unauthorised removal or damage to sections of timber panelling to Room 105
- First Floor - unauthorised removal or damage to sections of timber panelling to Room 112
- Second Floor - unauthorised removal of lath and plaster ceilings to Rooms 201, 205 and 206
- Second Floor - unauthorised investigation holes in the lath and plaster ceilings to Rooms 202 and 203

4.7 Heathcote House

- Ground Floor - unauthorised infilling of door opening between Room 20 and 21
- Ground Floor - unauthorised formation of door opening between Room 20 and 21
- Ground Floor - unauthorised infilling of door opening between Room 20 and 22
- Ground Floor - new show flat various minor decorative interventions
- First Floor - gypsum plaster repairs and skim coats over lime plaster

- Second Floor - gypsum plaster repairs and skim coats over lime plaster

#### 4.8 Boundary Wall

Unauthorised removal of the boundary wall between Heathcote House and Woodcote Cottage

4.9 The purpose of this current Listed Building Consent application is, therefore, twofold; firstly, to reassess the significance of Chalk Lane Hotel following unauthorised works and its worsening condition, and secondly to assess the impact of updated proposals considered necessary by the owner and developer.

4.10 The updated proposals comprise the following:

#### 4.11 Woodcote Cottage Ground Floor

- Chalk Lane Elevation Windows Unit 1: The proposals seek to form two new windows in the east elevation of Woodcote to provide natural lighting to the new kitchen and utility room to Unit 1.
- French Windows to Unit 1: The existing French windows to the south wall of Unit 1 are proposed to be removed and the openings infilled.
- Draft Lobby to Unit 1
- New Communal Staircase to Unit 4
- Alterations to Openings within the Stable Wing East Side – Unit 2; The proposals seek to reposition the door and replace the windows with new traditionally detailed alternatives
- Alterations to Openings within the Stable Wing West Side – Unit 2
- Alterations to openings in external wall – Unit 3: the proposals seek amend opening sizes as the current windows are too small and at high level.

#### 4.12 Woodcote Cottage First Floor

- New Communal Staircase to Unit 4
- Alterations to openings in external wall – Unit 4
- Alterations within the Stable Wing East Side – Unit 2
- Alterations within the Stable Wing West Side – Unit 2

4.13 Heathcote House

- Internal Alterations to Unit 9: The latest proposals seek to increase the footprint of the extension to accommodate a lobby, bathroom and meter store.

4.14 The applicants have stated that as planning permission has already been sought and approved for this development, any changes which potentially affect the external appearance of the properties could be secured by way of a Material Minor Amendment (MMA) application under Section 73 of the Town and Country Planning Act 1990. An MMA application is proposed to be submitted once the current amended proposals have been granted consent.

## 5 Comments from third parties

5.1 The application was advertised by means of letters of notification to 20 neighbouring properties, a site notice and press advertisement. To date (22.01.2021) 12 letters of objection have been received and are summarised as follows:

- Epsom Civic Society: Our main concern is the proposed closing off the main entrance courtyard with a high brick wall. (*Officer Comment: The plans have been amended to omit the brick wall*)
- It is now proposed to provide a bin store on the front behind a wall and a further bin-store in the rear car park. The previous plans did not have such divisions. They are detrimental to the Character of the Conservation Area
- The proposal will result in an unreasonable increase in general disturbance I consider the number of car parking spaces specified to be inadequate for the number of dwellings.

## 6 Consultations

6.1 Council's Design and Conservation Officer: No objections. Conditions to be imposed on any consent granted.

6.2 Historic England: No objection

6.3 Archaeology Officer SCC: No objection

## 7 Relevant planning history

Application number	Decision date	Application detail	Decision
17/01276/LBA	04.04.2018	Conversion of hotel and various alterations and extensions to the listed buildings to accommodate 21 dwelling units, car and cycle parking and private and communal gardens. (Listed Building Consent)	GRANTED
17/01275/FUL	04.04.2018	Conversion of hotel and various alterations and extensions to the listed buildings to accommodate 21 dwelling units, car and cycle parking and private and communal gardens.(Amended drawings received 18.01.2018):	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 CS5 The Built Environment

### Development Management Policies Document November 2015

Policy DM8 Heritage Assets

Policy DM9 Townscape Character

Policy DM10 Design Requirements for New Developments

### Chalk Lane Conservation Area Appraisal and Management Proposals 2010

## 9 Planning considerations

### Visual Impact and Impact on Heritage Asset

- 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 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.
- 9.3 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.
- 9.4 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.

- 9.5 Paragraph 196 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 9.6 Policy DM8 (Heritage Assets) of the Council's Development Management Policies Document (2015) states [inter alia] that development proposals that involve, or have an effect upon Heritage Assets must establish the individual significance of the Asset as part of the application or consent process. As part of the assessment process, the significance of the Asset will be taken into account when determining whether the impact of any proposed development is acceptable.
- 9.7 Paragraph 3.7.5 of the Council's Core Strategy (2007) sets out that new development should enhance and complement local character, and be capable of integrating well into existing neighbourhoods. Paragraph 3.7.6 states 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.
- 9.8 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. An updated Heritage Statement dated August 2020 accompanies this application, which reviews the significance of the Site and its buildings. It also examines the impact on the identified heritage values as follows:

#### WOODCOTE COTTAGE

- 9.9 The main considerations within Woodcote Cottage are the localised timber frame damage through water ingress originating at roof level, minor interventions into the fabric of the former stable wing, the removal of the ground floor fireplaces within the main house, the unauthorised works to the timber panelling at first floor level and the unauthorised removal of the lath and plaster ceilings at second floor level.
- 9.10 It concludes that *the unauthorised works to Woodcote Cottage have caused considerable localised harm to the fabric of the listed building but the wider significance and special architectural and historic interest has been preserved. The historic plan form remains legible, the principal reception rooms remain largely unmolested and significant architectural features such as panelling, cornices, sash windows and architraves remain intact.*

#### HEATHCOTE HOUSE

- 9.11 The main considerations within Heathcote are the completed ground floor show flat within Rooms 21 and 23-26, the introduction of spot lighting in the lath and plaster ceilings within Room 20, the infilling of the door opening and the formation of a new door opening between Room 20 and Room 21, the infilling of the door opening between Room 20 and Room 22 and the re-plastering of walls throughout in unbreathable gypsum plaster skimmed over breathable lime plaster.
- 9.12 It concludes *that on balance, the unauthorised works have not caused significant harm to the building and several interventions are proposed to be reversed. All historic architectural features have been retained, the general plan form remains legible and the principal Rooms 20 – 22 remain largely unaltered. The loss of fabric is considered minimal. The significance of Heathcote House remains largely as it did prior to the unauthorised works.*

#### BOUNDARY WALL

- 9.13 Paragraph 3.3 of the Heritage Statement by Stephen Gray which accompanied the recently consented works, described the former boundary wall separating Woodcote Cottage and Heathcote House as 'the former boundary wall between the rear gardens of the two buildings has some level of historic significance as evidence of a former boundary, and some level of architectural significance for its surviving original fabric.' The wall no longer survives and there is no evidence that the bricks have been retained on site for future reinstatement.
- 9.14 It concludes *The wall was within the curtilage of the principal listed building and was an important survival of an historic boundary which may have corresponded in date to that of the original Woodcote Cottage. It contributed to the significance and historic interest of Woodcote and was an important vestige and reminder of the house's original historic enclosure.*

#### Design and Conservation Officer comments

- 9.15 Whilst some amendments have been made for this current proposal, it remains similar to that of the consent 17/01276/LBA which was granted in April 2018. The works carried out since then are not in accordance with that consent and a significant amount of damage has been done to the building.
- 9.16 The worst of the damage has been carried out to the interior of Heathcoat House with almost all of the interior lath and plaster removed and replaced with modern plaster board finish. However, as an unlisted building, correction work will only have to be made because of its poor quality of finish which has resulted in damp issues and cannot be enforced as unlawful works to a listed building.

- 9.17 Chalk Lane House has continued to deteriorate due to the lack of maintenance and is in a state that might be officially recognized as a “Building at Risk”. Most importantly, the damp penetration has caused significant amounts of rot to timbers, especially roof timbers. The proposal to reinforce the existing structure by cutting back rotten timber and repairing and reinforcing with new European oak and brackets is the correct one, and this is what is proposed by the applicants.
- 9.18 Additional damage has been done to the lath and plaster. In some cases, this has amounted to a small opening to explore the wall, mainly with a view to finding asbestos. More seriously, larger areas of plaster walls have been taken down both on walls and ceilings. These must all be reinstated in lathe and plaster matching that in existing stud walls. Where plaster has been removed and the external wall has been exposed to be an original structure of internal and external faces of thin lathe and plaster it is acceptable that these be reinstated with matching materials but with insulation inserted between as proposed in section drawings provided by the applicant.
- 9.19 All new windows on the listed building and on the new extension to the listed building should be in timber and the design details of any new ones should be approved by condition.
- 9.20 Condition 5 requires all new windows to be timber and their detailed design approved.

## **10 Conclusion**

- 10.1 Whilst the interventions are extensive, and have resulted in the loss of significant building fabric, the special interest of the listed building remains preserved. A strategy for repair and reinstatement supports this application, which seeks to reverse much of the damaged caused and arrest further decay.
- 10.2 The proposals would implement the much-needed programme of repairs and are a sensitive response to a highly significant listed building. The works proposed would meet the statutory objectives of Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 by preserving the listed building or any features of special architectural and historic interest and are aligned with national and local planning policy and guidance
- 10.3 In view of the above, the application meets Policy DM8, DM9, DM10 and the NPPF 2019 and is therefore recommended for APPROVAL.

## **11 Recommendation**

Listed Building Consent is 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 2005.**

- (2) **The development hereby permitted shall be carried out in accordance with the following approved plans:**

**Proposed Elevation**

**19311-CL-LAW-W-Z-DR-A-500301-P01 – Proposed Elevations – Sheet 1**

**19311-CL-LAW-W-Z-DR-A-500302-P00 – Proposed Elevations – Sheet 2**

**19311-CL-LAW-W-Z-DR-A-500303-P00 – Proposed Elevations – Sheet 3**

**19311-CL-LAW-W-Z-DR-A-500304-P00 – Proposed Elevations – Sheet 4**

**19311-CL-LAW-W-Z-DR-A-500305-P00 – Proposed Elevations – Sheet 5**

**19311-CL-LAW-H-Z-DR-A-500306-P00 – Proposed Elevations – Sheet 6**

**19311-CL-LAW-H-Z-DR-A-500307-P00 – Proposed Elevations – Sheet 7**

**19311-CL-LAW-H-Z-DR-A-500308-P00 – Proposed Elevations – Sheet 8**

**Proposed Plans**

**19311-CL-LAW-Z-G00-DR-A-500101-P01 – Proposed General Plan – Ground Floor**

**19311-CL-LAW-Z-U01-DR-A-500102-P00 – Proposed General Plan – First Floor**

**19311-CL-LAW-Z-U02-DR-A-500103-P00 – Proposed General Plan – Second Floor**

**19311-CL-LAW-Z-R01-DR-A-500104-P00 – Proposed General Plan – Roof Level**

**19311-CL-LAW-H-G00-DR-A-500201-P00 – Proposed Plan – Heathcote House – Ground Floor**

**19311-CL-LAW-H-U01-DR-A-500202-P00 – Proposed Plan – Heathcote House – First Floor**

**19311-CL-LAW-H-U02-DR-A-500203-P00 – Proposed Plan – Heathcote House – Second Floor**

**19311-CL-LAW-W-G00-DR-A-500204-P00 – Proposed Plan – Woodcote House West – Ground Floor**

**19311-CL-LAW-W-G00-DR-A-500205-P00 – Proposed Plan – Woodcote House East – Ground Floor**

**19311-CL-LAW-W-U01-DR-A-500206-P00 – Proposed Plan – Woodcote House West – First Floor**

**19311-CL-LAW-W-U01-DR-A-500207-P00 – Proposed Plan – Woodcote House East – First Floor**

**19311-CL-LAW-W-U02-DR-A-500208-P00 – Proposed Plans – Woodcote House West – Second Floor**

**19311-CL-LAW-W-U02-DR-A-500209-P00 – Proposed Plan – Woodcote House East – Second Floor**

**Proposed Sections**

**19311-CL-LAW-W-Z-DR-A-500401-P00 – Proposed Section – Section AA**

**19311-CL-LAW-W-Z-DR-A-500402-P00 – Proposed Section – Section BB**

**19311-CL-LAW-W-Z-DR-A-500403-P00 – Proposed Section – Section CC**

**19311-CL-LAW-W-Z-DR-A-500404-P00 – Proposed Section – Section DD**

**19311-CL-LAW-W-Z-DR-A-500405-P00 – Proposed Section – Section EE**

**19311-CL-LAW-W-Z-DR-A-500406-P00 – Proposed Section Section FF**

**19311-CL-LAW-H-Z-DR-A-500407-P00 – Proposed Section – Section GG**

**19311-CL-LAW-H-Z-DR-A-500408-P00 – Proposed Section – Section HH**

**19311-CL-LAW-H-Z-DR-A-500409-P00 – Proposed Section – Section JJ**

**Demolitions**

**19311-CL-LAW-W-G00-DR-A-500501-P00 – Proposed Demolition Plan  
– Woodcote House West – Ground Floor**

**19311-CL-LAW-W-G00-DR-A-500502-P00 – Proposed Demolition Plan  
– Woodcote House East – Ground Floor**

**19311-CL-LAW-H-G00-DR-A-500503-P00 – Proposed Demolition Plan  
– Heathcote House – Ground Floor**

**19311-CL-LAW-W-U01-DR-A-500504-P00 – Proposed Demolition Plan  
– Woodcote House West – First Floor**

**19311-CL-LAW-W-U01-DR-A-500505-P00 – Proposed Demolition Plan  
– Woodcote House East – First Floor**

**19311-CL-LAW-H-U01-DR-A-500506-P00 – Proposed Demolition Plan  
– Heathcote House -First Floor**

#### **Window Details**

**19311-CL-LAW-Z-Z-DR-A-500700-T01 – Double Casement Window in  
Existing brick wall**

**19311-CL-LAW-Z-Z-DR-A-500701-T01 – Double Casement Window in  
Existing render wall**

**19311-CL-LAW-Z-Z-DR-A-500702-T01 – Double Casement Window in  
Existing Wall (Hanging Tiles)**

**19311-CL-LAW-Z-Z-DR-A-500703-T00 – Single Sash Window in  
Existing Render Wall**

#### **Material Samples**

**19311-CL-LAW-Z-Z-SC-A-500901-T01 – Materials Samples – Sheet 1**

**19311-CL-LAW-Z-Z-SC-A-500902-T01 – Materials Samples – Sheet 2**

**19311-CL-LAW-Z-Z-SC-A-500903-T00 – Materials Samples – Sheet 3**

**19311-CL-LAW-Z-Z-SC-A-500904-T00 – Materials Samples – Sheet 4**

**19311-CL-LAW-Z-Z-SC-A-500905-T00 – Materials Samples – Sheet 5**

**19311-CL-LAW-Z-Z-SC-A-500906-T00 – Materials Samples – Sheet 6**

**19311-CL-LAW-Z-Z-SC-A-500907-T00 – Materials Samples – Sheet 7s**

**Reason: For the 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 external alterations to the rendered finish of, Woodcote House and Heathcote House details and samples of the external materials to be used for those parts of the development shall be provided as full size samples on site and 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 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) The removal of any external partitions and divisions and insertion of new partitions and all making good shall be carried out using hand only tools only.

**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) No work shall take place to the joinery elements forming parts of the retained fabric to Woodcote House and Heathcote House, until detailed drawings and/or samples of all new internal and external joinery details, have been submitted to and approved in writing by the local planning authority, including:

windows (frames, depth of reveal common sight line with no trickle vents, through glazing bars, method of opening, details of heads, cills and lintels),

doors frames (architraves, linings, mouldings and beading),

weatherboarding (type, lap, fastening and finishing edges);

eaves verge boards, external posts and brackets, staircases and balconies (including balusters, newel posts and handrails);

beading and skirting boards

The submitted details of sample elevations shall be at a scale of not less than 1:20, and horizontal/vertical frame sections (including sections through glazing bars) at a scale of not less than 1:2. The works shall be carried out in accordance with the approved details.

**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 any roof finishing works to the retained roof areas of Woodcote House and Heathcote House taking place, samples of all new roof finishing materials for the development shall be submitted to and approved in writing by the local planning authority. Roof slates shall be natural Welsh slate, rainwater goods to existing and altered roofs shall be in cast iron and leadwork to stepped flat roofing / gutters shall be no less than Code 6 with leadwork used for flashings, and soakers no less than Code 4.

**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.

- (7) Prior to the commencement of works a schedule of works for the alteration to the listed building shall be prepared and submitted to the local planning authority in writing which shall itemise all works, alterations and materials affecting the fabric of the building, this schedule shall identify significant alterations to be made to the building, which shall include:
- a) All new windows and doors.
  - b) All other joinery including roof and internal and external walls
  - c) All new proposed brickwork including lintels.
  - d) Alterations to masonry.
  - e) Method and execution of works.

The local authority shall be advised when these itemised works are about to commence and be 14 days' notice given in writing prior to full execution of each of the itemised works to inspect the materials and/or method/execution of works before those works begin in full.

**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) 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 38 of the National Planning Policy Framework 2019.

Planning Committee  
11 March 2021

Planning Application  
Number: 20/01185/LBA