

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

Conversion of unused toilet outbuilding to habitable classroom/playroom for use as part of the Bambini Nursery.

Ward:	Ewell Court
Contact Officer:	Sam Dixon

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=summary&keyVal=O48BT3GYKPE00>

2 Summary

- 2.1 This application proposes the conversion of the unused outbuilding at Ewell Court House to a usable classroom space to be used as part of Bambini children's nursery.
- 2.2 This application is considered by the Planning Committee as the property is owned by Epsom and Ewell Borough Council.

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. 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.
- 3.2 The nursery has an external play area to the north east side of the building. This space is bound by fencing and well screened by mature vegetation. Abutting the north east of this area is an outbuilding that was once used as public conveniences. It is single-storey with a pitched roof and is currently overgrown with ivy.

4 Proposal

- 4.1 This application proposes the conversion of the unused toilet outbuilding into a habitable classroom/playroom for use as part of the Bambini Nursery.
- 4.2 Internally, the existing walls would be removed to create one large playroom area. A wc and small kitchenette would also be formed. Externally, fenestration would be altered in the elevations facing into the site. A canopy structure would be erected to the south east of the building with dimensions of 7.5m by 2.5m. It would have timber beams and a semi-translucent mono-pitched polycarbonate roof which would sit under the eaves of the existing building. It would have a maximum height of 2.4m.
- 4.3 The existing 1.8m high close-boarded fence to the south of the site would continue around the building to provide necessary security.

5 Comments from third parties

- 5.1 The application was advertised by means of press notice, site notice and letter of notification to 16 neighbouring properties. To date (26.04.2016), no representations have been received.

6 Consultations

- 6.1 County Highways Authority: Has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and are satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority therefore has no highway requirements.

7 Relevant planning history

Application number	Decision date	Application detail	Decision
09/01057/FUL and 09/01058/LBA	15.10.2010	Erection of a canopy over children's play area.	Granted

8 Planning Policy

National Policy Planning Framework (NPPF) 2012

Chapter 12 Conserving and enhancing the historic environment

Core Strategy 2007

Policy CS1 Creating sustainable communities
Policy CS5 The built environment

Development Management Policies 2015

Policy DM8 Heritage assets
Policy DM9 Townscape character and local distinctiveness

Policy DM10 Design requirements for new development

9 Planning considerations

Impact on setting of listed building and visual amenity

- 9.1 The existing ancillary building is a modern element of no architectural or historic interest and it is located some distance to the north-east of the listed building. 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 there is no objection in terms of Policy DM8.
- 9.2 The attached canopy is a simple structure that would respect the dimensions of the building to which it would be attached. It would have materials to match the existing canopy within the site.
- 9.3 A fence would be erected around the building to provide the necessary securing for the nursery children. This fence has been set back from the adjacent footpath to ensure the existing shrubs and trees are located outside of the site and to provide a continued green space along the footpath. The soft landscaping, which has a strong and important presence, would remain prominent and the visual appearance of the area would be retained.
- 9.4 To ensure the development would not have an adverse impact on the health of the trees, a condition would be imposed on any permission to ensure the roots of the trees would not be affected.

Impact on residential amenity

- 9.5 Given the location of the proposed works within the site, there would be no adverse impact on the occupiers of any adjacent residential dwelling.

10 Conclusion

- 10.1 The proposal would create a good use of an unused building. The development would have an acceptable impact on the setting of the listed building and on the visual appearance of the area. As such, it is recommended that planning permission is granted.

11 Recommendation

- 11.1 Planning permission is granted subject to the following condition(s):

Conditions:

- (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

Reason: To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

- (2) The external finishes of the development hereby permitted, including making good to the retained fabric, shall match in material, colour, size, style, bonding, texture and profile those of the existing building and canopy.

Reason: To secure a satisfactory appearance in the interests of the visual amenities area in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM8, DM9 and DM10 of the Development Management Policies Document 2015.

- (3) Excavation within the root protection area shall be undertaken by hand and no tree roots over 25mm shall be cut.

Reason: To protect the trees on site which are to be retained in the interests of the visual amenities of the locality in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM5 and DM9 of the Development Management Policies 2015.

- (4) The development hereby permitted shall be carried out in accordance with the following approved plans: Site and Block Plans, Proposed ground floor and roof plan, Proposed front east and south elevations, Proposed front north and west elevations, Proposed sections A-A & B-B (dated 11.12.2015) and Proposed site plan (dated 25.04.16).

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(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 186-187 of the National Planning Policy Framework 2012.
- (2) If you need any advice regarding Building Regulations please do not hesitate to contact Epsom & Ewell Borough Council Building Control on 01372 732000 or contactus@epsom-ewell.gov.uk.