

Planning Committee  
23 May 2024

Planning Application  
Number: 24/00066/LBA

**24/00066/LBA - Bourne Hall, Spring Street, Ewell KT17 1UD**

<b>Application Number</b>	24/00066/LBA
<b>Application Type</b>	Listed Building Consent
<b>Address</b>	Bourne Hall, Spring Street, Ewell KT17 1UD
<b>Ward</b>	Ewell Village
<b>Proposal</b>	Replacement of 13 internal fire doors to meet BS guidelines
<b>Expiry Date</b>	12 March 2024
<b>Recommendation</b>	Approval, subject to conditions and informatives
<b>Number of Submissions</b>	0
<b>Reason for Committee</b>	Council owned listed building
<b>Case Officer</b>	George Smale
<b>Contact Officer</b>	Simon Taylor, Interim Manager
<b>Plans, Documents and Submissions</b>	Available here: <a href="#">Bourne Hall</a>
<b>Glossary of Terms</b>	Found here: <a href="#">Glossary of Terms</a>



## SUMMARY

### 1. Summary and Recommendation

- 1.1. This application is before the committee as the site is located on council owned land and the applicant is a representative on behalf of the council. It is recommended for approval.
- 1.2. This is a proposal for the replacement of 13 internal doors with fire doors to match the originals. It is submitted as a listed building consent. There is no requirement for a full application because it is not defined as development.
- 1.3. The site is owned by the council and enables several leisure, parkland and open space, and community uses. The site is also located in the Ewell Village Conservation Area. Bourne Hall comprises of a 1960s library, social centre, and museum with modernist architectural merit.
- 1.4. There is an extensive planning history to the wider site and parkland.
- 1.5. The Council's Conservation Officer is supportive of the scheme. It is recommended that the committee approve this application with conditions, as the special architectural or historic interest of the listed building will be preserved and is in accordance with our policies.

## PROPOSAL

### 2. Description of Proposal

- 2.1. The proposal involves the following works:
  - Replacement of 13 internal doors.

## SITE

### 3. Description

- 3.1. Bourne Hall is a large dome-shaped building of a distinctive and striking architectural style, serving as Library and Social Centre since 1970. The building is Grade II Listed, council owned, and centred within Bourne Hall Park. The entire site has important local community value.
- 3.2. The exterior of the building is a curving volume with a continuous band of aluminium windows at first and second floor level. The upper floor slopes inward and the structure is surmounted by a broad copper dome, resembling the appearance of a flying saucer. A circular layout is planned within the building that expands over three level which includes a main hall, open-plan library, mezzanine museum, and studio spaces.

- 3.3. The surrounding area comprises a large open parkland with a number of large redwood trees, green spaces, and water courses. The entire site area is located in the Ewell Village Conservation Area, a historic area encompassing Bourne Hall, the commercial village centre, and outlying residential areas.
- 3.4. The site is accessed by vehicle from spring street, and pedestrian routes can be found through the park to the north and from the High Street to the East. The nearest residential properties are located on the western side of Spring Street, approximately 36m from the outer edge of Bourne Hall.

#### 4. Constraints

- Built Up Area
- Grade II Listed Building
- Ewell Village Conservation Area
- Article 4 Directive
- Locally Listed Building

#### 5. History

- 5.1. The following are the more recent applications on the site.

App No.	Description	Status
24/00419/FUL	Installation of Solar PV to the south facing section of the perimeter flat roof.	Pending decision
24/00064/LBA	Installation of Solar PV to the south facing section of the perimeter flat roof	Pending decision
18/01247/LBA	Replacement of 6 internal doors.	Permitted 15 February 2019
17/00445/LBA	Replacement of existing light fittings with LED light fittings in Museum and Library areas	Permitted 15 September 2017

### CONSULTATIONS

Internal and External Consultation	
Conservation	No objection, subject to conditions.
Historic England	No advice offered, but suggested the views of the council's specialist conservation adviser is sought.
Public Consultation	
Neighbours	The application was advertised by means of a site notice and press notice. No comments were received.
Epsom Civic Society	No comments were received.
Twentieth Century Society	No comments received.

## PLANNING LEGISLATION, POLICY, AND GUIDANCE

### 6. Legislation and Regulations

- 6.1. Town and Country Planning Act 1990
- 6.2. Planning (Listed Buildings and Conservation Areas) Act 1990

### 7. Planning Policy

#### 7.1. National Planning Policy Framework 2023 (NPPF)

- Section 2: Achieving Sustainable Development
- Section 16: Conserving and Enhancing the Historic Environment

#### 7.2. Epsom and Ewell Core Strategy 2007 (CS)

- Policy CS1: Sustainable Development
- Policy CS5: The Built Environment

#### 7.3. Epsom and Ewell Development Management Policies Document 2015 (DMPD)

- Policy DM8: Heritage Assets

### 8. Supporting Guidance

#### 8.1. National Planning Policy Guidance (NPPG)

- Historic Environment

## PLANNING ASSESSMENT

### 9. Listed Significance

- 9.1. Bourne Hall has been Grade II Listed by national government since 30 April 2015. The principal justifications for the listing of the building are taken from the official Historic England Listing:

- Bourne Hall Library and Social Centre of 1967-1970 A. G. Sheppard Fidler and Associates
- Architectural interest: a striking design, notable for its space-age flair and the generous, top-lit principal interior space.
- Plan form: the circular layout is well-organised, legible, and flexible.
- Historic interest: as an ambitious example of the expansion of the library service and the integration of community facilities and disabled access.

- 9.2. The following paragraphs from the list description are also relevant:

- 9.3. *“MATERIALS / STRUCTURE: the structure is of reinforced and pre-cast concrete, with aluminium windows, green Cumbrian slate copings and mosaic external finishes to the perimeter wall. The copper-clad dome with*

*its central glassfibre rooflight is 42.6m (140') in diameter and 11.2m (37') at its highest point. 20 vertical pre-cast concrete ribs form a corona. The knuckles of the ribs are held in position by an in-situ pre-stressed, post-tensioned concrete ring beam which forms both the gutter and the eaves for the main dome. The roof construction is a sandwich of materials: the outer layer is sheet copper bonded to felt and wood wool panels on steel joints spanning between the frame. Towards the outer edges of the roof the wood wool panels are replaced by a band of lightweight 'Gunitite' concrete sprayed onto permanent formwork."*

- 9.4. *EXTERIOR: the exterior is a curving volume with a continuous band of aluminium windows at ground and first floor. The upper floor slopes inward and is surmounted by a broad copper dome, from which emerges a corona of pre-stressed, post-tensioned concrete ribs. Single-storey volumes of varying widths project forward of the circular footprint. The windows are separated by load-bearing pre-cast white concrete mullions running between a floating plinth and fascia, and some windows have Cumbrian slate panels beneath. The elevations are designed to a 4" (c.10cm) module enabling standardised pre-cast components. The result resembles a flying saucer, and was designed to sit low within the existing mature landscape. The ribbed concrete boiler chimney is 12.8m (42') high and provides a vertical counterpart to the library's dome.*

## **10. Impact on the Heritage Asset**

- 10.1. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that development must ensure the preservation of any nearby listed building, including its setting.
- 10.2. Paragraphs 203-208 of the NPPF 2023 requires consideration of the harm to the significance of a designated heritage asset. Paragraph 195 says heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generation.
- 10.3. Paragraph 206 requires clear and convincing justification where there is harm to or the loss of a designated heritage asset. Paragraph 202 states that where there is less than substantial harm, the harm must be weighed against the public benefits.
- 10.4. Policy CS5 of the CS and Policy DM8 of the DMPD seek to protect and enhance heritage assets and their setting.
- 10.5. The EEBC Conservation Officer has been consulted on the application and has issued the following response:
- 10.6. The doors are located around the western corridor at ground floor, with two of the doors being located on the first floor mezzanine. Most of the 13 doors are original and have original fittings such as aluminium details, original metal handles (decorative and plain) and have an exotic wood

vener. The doors make an important contribution to the heritage significance of the listed building.

- 10.7. Building Regulations have been made more stringent following the Grenfell fire in London. The doors have been surveyed and those proposed to be replaced have been found to have damage and air gaps that cannot be fixed by repair and upgrading and therefore will not create a safe barrier in the event of a fire.
- 10.8. The replacement doors will be copies of the originals in terms of their design and appearance. Some of the original features, such as the metal bead around the frame and the original handles can be retained and reused. The new doors will be clad in a veneer to match the originals and this has been used successfully on other doors in the area. It will not be possible to reuse the metal beading around the vision panels due to heat transfer during fire and a condition will require that this part of the proposal is resolved prior to installation.
- 10.9. The proposal will cause less than substantial harm to the heritage significance of the listed building but is outweighed by the public benefit of protecting users in the event of a fire. Not all doors are proposed to be changed and the new doors will closely replicate the originals so that the harm will be minimised and mitigated.

## **11. Design and Character**

- 11.1. The works are entirely internal, and no issues are raised.

## **12. Accessibility and Equality**

- 12.1. The Council is required to have regard to its obligations under the Equality Act 2010, including protected characteristics of age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion, or belief. There would be no significant adverse impacts as a result of the development.

## **CONCLUSION**

## **13. Planning Balance**

- 13.1. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that development must ensure the preservation of any nearby listed building, including its setting.
- 13.2. The proposed replacement doors will result in less than substantial harm to the Grade II Listed Asset and the character and appearance of the Conservation Area but the safety benefits associated with the building regulations would outweigh such harm.

## RECOMMENDATION

**To grant planning permission subject to the following conditions and informatives**

### Conditions

#### 1) Timescale

The development hereby permitted shall be commenced within three years from the date of this decision.

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) Approved Plans

Unless otherwise agreed in writing by the local planning authority, the development hereby permitted shall be carried out in accordance with the plans numbered below and received by the local planning authority and no others.

- Location Plan 2024-01-12
- Door plans 2, 3, 9, 10, 11, 14, 15, 18, 23, 25, 27, 32 and 33.

Reason: For avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and to ensure a satisfactory external appearance in accordance with Policy CS5 of the Core Strategy 2007 and Policies DM8, DM9 and DM10 of the Development Management Policies Document 2015.

#### 3) Materials

Prior to the commencement of development, the following details shall be submitted to and approved in writing by the local planning authority.

- a) A sample of the veneer
- b) A sample of the beading around the vision panels
- c) A sample of the Georgian wired glass
- d) Confirmation that other original details, such as metal lettering, shall also be retained and reused on replacement doors.

The development shall be carried out in accordance with the details so approved.

Reason: To comply with sections 16 and 17 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to preserve the listed building and the features of special architectural or historic interest which it possesses.

### Informatives

**1) Positive and Proactive Discussion**

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) Conservation of the Listed Buildings**

You are reminded that all works to a listed building must be carried out with the utmost care and to the highest standards of quality and workmanship. Any damage to the listed building shall be immediately made good using materials to match the originals. Unauthorised works that harm the listed building constitute a criminal offence and will be liable to fines of up to £20,000 per offence.