

**24/01037/LBA - Brick Wall to the Rear of 102 And 100B  
 Beaconsfield Road Epsom Surrey KT18 6HS**

<b>Application Number</b>	24/01037/LBA
<b>Application Type</b>	Listed Building Consent
<b>Address</b>	Brick Wall to the Rear of 102 and 100B Beaconsfield Road, Epsom, KT18 6HS
<b>Ward</b>	Woodcote And Langley Vale
<b>Proposal</b>	Rebuilding of Grade II Listed wall to the rear of 100B and 102 Beaconsfield Road
<b>Expiry Date</b>	29 October 2024
<b>Recommendation</b>	Approval, subject to conditions and informatives
<b>Number of Submissions</b>	0
<b>Reason for Committee</b>	Listed building (wall) owned by the Council
<b>Case Officer</b>	Justine Page
<b>Contact Officer</b>	Simon Taylor, Interim Manager
<b>Plans, Documents and Submissions</b>	Available <a href="#">here</a>
<b>Glossary of Terms</b>	Found at the following link: <a href="#">Glossary of Terms</a>



## SUMMARY

### 1. Summary and Recommendation

- 1.1. The application is before the Council as it is a listed wall that is owned by the Council and the applicant is the Council. The proposal is for the rebuilding of part of the dilapidated Grade II wall to the rear boundary of 100B and 102 Beaconsfield Road.
- 1.2. The Council's Conservation Officer raises no objection. No objections have been received following public consultation. 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 legislation, national planning policy and the council's planning policies.

## PROPOSAL

### 2. Description of Proposal

- 2.1. The proposal involves the rebuilding of an approximate 8m length of a dilapidated section of the Grade II listed wall.

## SITE

### 3. Description

- 3.1. This application relates to a section of the historic red brick boundary wall running around The Warren open space which also forms the rear boundary of 100b and 102 Beaconsfield Road. Residential properties line to the north and The Warren Recreational Ground adjoins to the south.

### 4. Constraints

- 4.1. The wall was listed at Grade II by the government on 22 March 1974. The list description reads as follows:

*C18. Brick. Some buttresses. Possibly part of Lord Baltimore's hare warren.*

### 5. Planning History

- 5.1. None relevant.

## CONSULTATIONS

Consultee	Comments
Conservation officer	See Sections 9 and 10.
Countryside officer	A bat roost assessment is required.  Officer comment: The works would be permitted development if it were not that it was a listed wall. There is therefore no mechanism for the Council to seek submission of a bat survey. An appropriate informative is included.
Historic England	No response received.
Neighbours	The application was consulted to 9 neighbours alongside a site notice and press advertisement. No submissions were received.

## PLANNING LEGISLATION, POLICY, AND GUIDANCE

### 6. Legislation and Regulations

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

### 7. Planning Policy

- 7.1. National Planning Policy Framework 2023 (NPPF)
- Section 16: Conserving and Enhancing the Historic Environment
- 7.2. Epsom and Ewell Core Strategy 2007 (CS)
- 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

## ASSESSMENT

### 9. Heritage and Conservation Policy

- 9.1. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that development must ensure the preservation of any listed building or its setting or any features of special architectural or historic interest which it possesses including structures within its curtilage.

- 9.2. Paragraphs 197-202 of the NPPF require the conservation of heritage assets. Paragraph 189 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.
- 9.3. Paragraph 199 states that great weight should be given to the asset's conservation and paragraph 200 says that any harm to the significance of a designated heritage asset should require clear and convincing justification. Paragraph 202 states that where there is less than substantial harm, the harm should be weighed against the public benefits.
- 9.4. Policy CS5 of the CS and Policy DM8 of the DMPD seek to protect and enhance heritage assets and their setting.

#### **10. Significance and Impact on Listed Building:**

- 10.1. Paragraph 195 of the NPPF requires local planning authorities to identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
- 10.2. Works are proposed to a section of the boundary wall running around The Warren open space. It dates from around 1720-1750 and was built to enclose a hare warren for "coursing" or hunting hares by the landowner. The significance of the wall lies in its historic fabric, materials and form. It is built in red brick but has had various repairs and additions over the years and tree roots have caused destabilisation as well as there being a hole through the wall at low level.
- 10.3. It is proposed to steam clean the wall, then carefully dismantle the brickwork, retaining the bricks for reuse, and to rebuild the section between two shallow buttresses (7.5 metres long by 1.8 metres high). The historic brick bond is unusual, although this is not surprising given the age and the nature of the wall being around a park rather than to a building. For this reason, the bond will be determined on site with the builder and submitted as a condition of this consent.
- 10.4. Some new bricks will be necessary and these will also be agreed at condition stage. The mortar mix will be made of lime and sand, probably as a 1:3 part mix and this can also be finalised on site, but is largely appropriate for soft historic bricks. The method statement mentioned "double struck" mortar joints which has not been seen anywhere on the wall, and is unwelcome unless clearly of historic appropriateness in this specific location. This will also be a condition of this consent.

- 10.5. The works are necessary to ensure the longevity and preservation of the listed wall. They will be carried out using methods and materials that are appropriate to the significance of the listed wall and there would therefore be no harm to the listed building as a result of these works.
- 10.6. Associated tree works (felling of the Ash under T77 of TPO 97 at 100B Beaconsfield Road) was found to be exempt under 22/00424/TPO owing to it suffering from ash dieback.

## 11. Conclusion

- 11.1. The wall will be rebuilt in a manner appropriate to its age, materials, details and form, subject to conditions, and is therefore considered to conserve the heritage significance of the listed building in accordance with all policies.

## RECOMMENDATION

**To grant listed building consent 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/titled Location plan and A-2-06-R3 and in accordance with the methodology document: "Beaconsfield Road – Listed Wall. Repair to Listed Garden Wall. Date 14 August 2024. Rev A." by Williams Restoration.

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) Safeguarding the Listed Building

Prior to the removal of any further brickwork from the wall, a site meeting shall be arranged and agreed between the Council's Conservation Officer and the bricklayer. Thereafter, notwithstanding details hereby approved, the following details shall be submitted to and approved by the local planning authority prior to the commencement of any works:

- a) Brick bond
- b) Mortar mix
- c) Mortar joint profile and finish
- d) Foundation details
- e) New brick sample

The wall shall thereafter be constructed in accordance with the approved details and so maintained.

Reason: To ensure that the heritage significance of the wall is preserved or enhanced in accordance with Section 16 of the National Planning Policy Framework 2023, Policy CS5 of the Core Strategy 2007 and Policy DM8 of the Development Management Policies Document 2015.

#### **4) Retention of Historic Bricks**

All bricks shall be retained on site and no historic bricks shall be disposed of unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the heritage significance of the wall is preserved or enhanced in accordance with Section 16 of the National Planning Policy Framework 2023, Policy CS5 of the Core Strategy 2007 and Policy DM8 of the Development Management Policies Document 2015.

### **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.

**3) Protected Species**

The applicant is reminded that it is an offence to disturb protected species under the Wildlife and Countryside Act 1981. Should a protected species be found during the works, the applicant should stop work and contact Natural England for further advice on 0845 600 3078.