

PLANNING COMMITTEE UPDATE REPORT

ITEM 3

App Number	25/01400/LBA
Address	Bourne Hall, Spring Street, Ewell KT17 1UF
Proposal	Installation of a poly-roof liquid membrane and roofing system to the high-level area of Bourne Hall to create a waterproofing layer and thermal upgrade
Author	Simon Taylor
Date	26/02/2026

ADDITIONAL CONDITION

Clarity was sought in relation to the existing glazing bars within the roof of Bourne Hall. They are powder coated aluminium, with no visible fixings, fit closely to the polycarbonate with a slight camber/ridge. Replacement bars are slightly wider, flat, black powder coated aluminium strips which will stand proud of the polycarbonate by 11mm and be fixed with a number of projecting screw fixings.

The Council’s Conservation Officer has reviewed the submitted information and is satisfied that the change is necessary and acceptable, subject to the inclusion of the approved drawing and one additional condition. The information and assessment does not alter the conclusions in the officer report.

Condition 2 is amended as follows:

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:

- Location Plan – dated 21.11.2025
- Block Plan – dated 18.11.2025
- A-04-02 – Existing High Level Re-Roofing Detail – dated 05.02.2026
- A-04-03 – Proposed High Level Re-Roofing Detail – dated 05.02.2026
- Section Drawing – received 05.02.2026
- A-04-04 Proposed Replacement area’ – dated 05.02.2026
- 13301 – received 18.02.2026

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.

Condition 5 is added as follows:

5) Glazing Bars

The replacement glazing bars shall be in accordance with plan numbered 13301, received 18 February 2026, and made of aluminium, which shall be left either uncoated or powder coated grey to match the adjacent aluminium features.

Reason: To safeguard the special architectural and historic interest of the listed building/conservation area in accordance with Sections 16 and 17 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 16 of the National Planning Policy Framework 2024, Policy CS5 of the Core Strategy 2007 and Policies DM8, DM9 and DM10 of the Development Management Policies Document 2015.