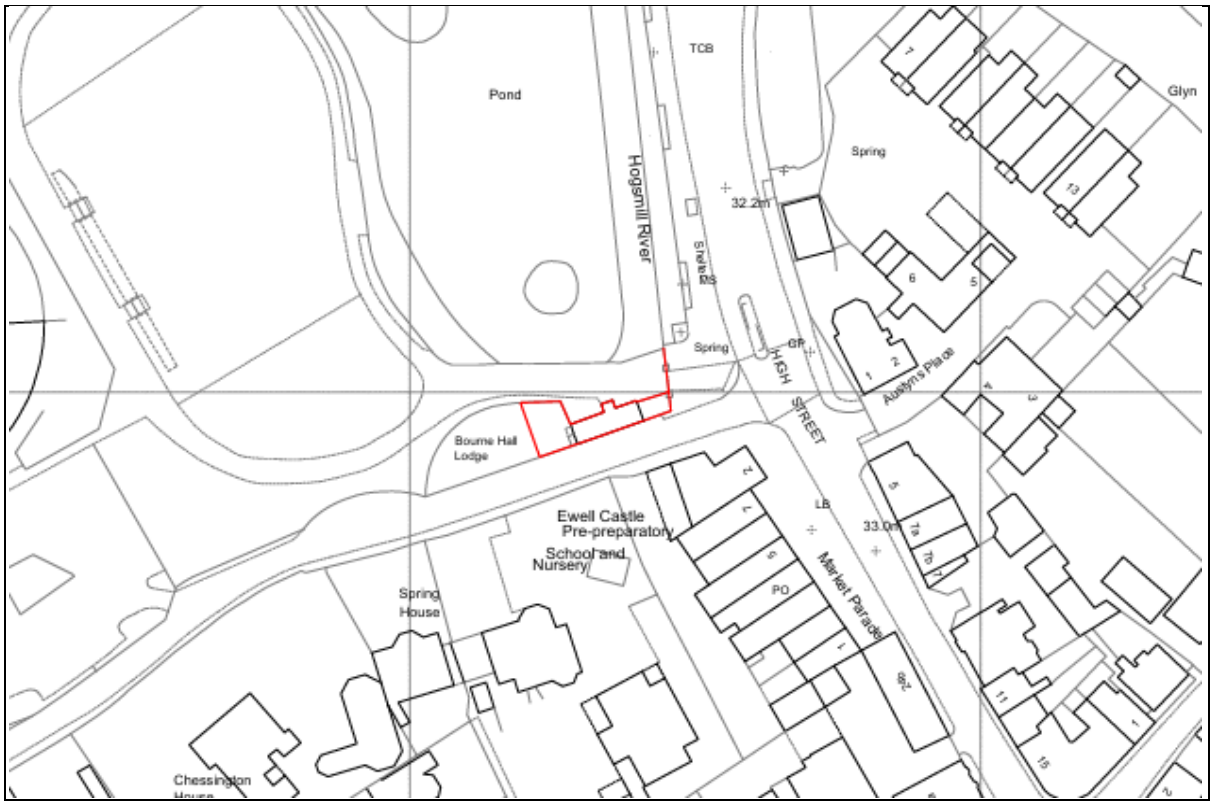
**26/00879/FUL: The Lodge, Bourne Hall, Spring Street, Ewell KT17 1UD**

| | |
|---|---|
| **Application Number** | 26/00879/FUL |
| **Application Type** | Full Planning Permission (Minor) |
| **Address** | The Lodge, Bourne Hall, Spring Street, Ewell KT17 1UD |
| **Ward** | Ewell Village |
| **Proposal** | Internal and external repair and refurbishment of entrance lodge and new boiler and extraction vents to facilitate reuse of existing building for social housing |
| **Expiry Date** | 11 November 2026 |
| **Recommendation** | Approval, subject to conditions and informatives and Statement of Intent (relating to social housing use) |
| **Number of Submissions** | Nil |
| **Reason for Committee** | Own interest application (Council owned building). Nominated Officer and Member agreed for this Schedule 2 application to be determined at Planning Committee |
| **Case Officer** | Ginny Palmer |
| **Contact Officer** | Simon Taylor, Head of Development Management and Planning Enforcement |
| **Plans, Documents and Submissions** | Available here |
| **Glossary of Terms** | Glossary of Terms |



## SUMMARY

### 1. Summary and Recommendation

1.1. The Lodge is an early C19th, single storey dwelling house, originally serving as the entrance lodge to Bourne Hall Gardens, adjacent to the archway at the intersection with Spring Street and High Street. It is currently vacant.

1.2. The proposal involves repairs and upgrading of building fabric and entrance features, inclusive of ceilings, windows, doors, staircase, hard and soft landscaping, drainage connections and the entrance gates. The works would enable the building to be brought back into use as a residential property as social housing.

1.3. The proposal proposes the loss of some historic features of the property, including windows, ceilings and the staircase which the Council's Conservation Officer opposes. There would be a modest degree of harm.

1.4. The applicant has justified their removal and replacement, arguing that the existing dwelling is unfit for purpose and does not comply with Building Regulations requirements. The public benefits are that in bringing the property back into use, it avoids falling into significant disrepair. It also provides for social housing.

1.5. Given the existing lawful residential use, the reuse of the building for residential purposes is acceptable in principle. There is adequate internal and external amenity space and whilst it is a car free dwelling, the site is sustainably located.

1.6. There has been some compromise in relation to retaining certain original fabric and further detailed works to ascertain what elements can be salvaged are required are to be approved by the local planning authority in Condition 3. In doing so, it is accepted that the benefits adequately outweigh the identified harm.

1.7. Planning permission is recommended, subject to Conditions and a Statement of Intent to secure the social housing use.

## PROPOSAL

### 2. Description of Proposal

2.1. The proposal seeks repairs and upgrading of The Lodge and entrance features, including the following:

- Replacement of windows with replicated timber, double glazed windows
- Replacement of non-period doors
- Replacement and installation of aluminium rainwater goods, including gutters and downpipes
- Minor groundworks to accommodate a new paved courtyard and sleeper retaining walls
- Installation of new boiler and kitchen and bathroom extraction fans
- Use of the building for social housing (Note: the building has an existing residential use and so there is no requirement to change the use of this).

2.2. The application is submitted alongside a Listed Building Consent, ref: application 26/00880/LBA for the above works and other internal works.

## SITE

### 3. Description

3.1. The Site comprises the entrance lodge at Bourne Hall, which is Grade II Listed. Located adjacent to the south-west of the lodge is a Grade II Listed archway. Both form a cohesive group value at the gateway to the Bourne Hall grounds. The building has a residential use dating back to its original construction.

3.2. The surroundings include Bourne Hall's grounds, Ewell Castle pre-preparatory school and shops and businesses on Ewell High Street.

### 4. Constraints

- Built Up Area
- Grade II Listed building, and archway
- Adjacent to Grade II Listed Buildings including Bridge to Bourne Hall, Railings, Plinth and Rectangular Basin with Inscription outside entrance to Bourne Hall, Garden Wall along High Street, Bourne Hall and Chessington Lodge and Spring House diagonally opposite)
- Ewell Village Conservation Area
- Bat Survey Area
- Great Crested Newt Impact Risk Zone
- Gatwick Consultation Area
- Heathrow Consultation Area
- Flood Zones 2 and 3
- Surface Water Hazard 1 in 30 and 1 in 100.

### 5. History

5.1. The following site history applies to The Lodge only:

| App No. | Description | Status |
|---|---|---|
| 26/00880/LBA | Internal and external repair and refurbishment of entrance lodge; temporary removal, repair and redecoration of iron entrance gates and lantern; and specialist repair to griffin statue over south entrance gate. | Pending |

## CONSULTATIONS

| Consultee | Comments |
|---|---|
| Highway Authority | No objection. |
| Surrey Archaeology | No objection. |
| Trees | No response received |
| Ecology | No response received |
| **Public Consultation** | |
| Neighbours | The application was advertised by means of a site notice, press notice, and notification to 16 neighbouring properties, concluding on 07 October 2026. No submissions were received. |
| Ward Member | No comments were received. |

## PLANNING LEGISLATION, POLICY, AND GUIDANCE

### Legislation and Regulations

5.2. Town and Country Planning Act 1990
5.3. Environment Act 2021
5.4. Planning (Listed Buildings and Conservation Areas) Act 1990
5.5. Planning and Compensation Act 1991
5.6. Planning & Compulsory Purchase Act 2004
5.7. Growth and Infrastructure Act 2013
5.8. Infrastructure Act 2015
5.9. Housing and Planning Act 2016
5.10. Neighbourhood Planning Act 2017
5.11. Levelling-Up and Regeneration Act 2023
5.12. Community Infrastructure Levy Regulations 2010

### 6. Planning Policy

#### 6.1. National Planning Policy Framework 2026 (NPPF)

- Section 4: Achieving Sustainable Development
- Section 14: Achieving well-designed places
- Section 20: Conserving and enhancing the historic environment
- Section 19: Conserving and enhancing the natural environment

**6.2. Epsom and Ewell Core Strategy 2007 (CS)**

- Policy CS1: Sustainable Development
- Policy CS3: Biodiversity and Designated Nature Conservation Areas
- Policy CS5: The Built Environment
- Policy CS6: Sustainability in New Development

**6.3. Epsom and Ewell Development Management Policies Document 2015 (DMPD)**

- Policy DM4: Biodiversity and New Development
- Policy DM8: Heritage Assets
- Policy DM9: Townscape Character and Local Distinctiveness
- Policy DM10: Design Requirements for New Developments
- Policy DM12: Housing Standards
- Policy DM19: Development and Flood Risk

**6.4. Supplementary Planning Documents and Guidance**

- Sustainable Design Supplementary Planning Document 2016

**6.5. Other Documentation**

- Ewell Village Character Appraisal
- Community Infrastructure Levy Charging Schedule 2014
- Strategic Housing Market Assessment Update 2019

## PLANNING ASSESSMENT

### 7. Presumption in Favour of Sustainable Development

7.1. S3(1) of the NPPF 2026 sets out that decisions should apply a presumption in favour of sustainable development – meaning that where they accord with both an up-to-date development plan and the decision-making policies in this Framework, they should be approved without delay.

### 8. Principle of Development

8.1. The Site is located within the Built-Up Area of Ewell, where residential development is directed. This proposal seeks repairs to allow recommencement of the existing residential use with the intended use as social housing. The principle of development is acceptable in terms of the principles, objectives, and policies in the CS, the DMPD and supporting guidance and documents.

### 9. Design, Heritage and Conservation

9.1. Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require special regard to be had to the desirability of preserving listed buildings and their settings, and special

attention to be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

9.2. Section 16 requires special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The site is Grade II Listed, listed on 22 March 1974. The official listing description is as follows:

> *"EWELL 1. 1086 EWELL HIGH STREET (West Side) ---------- Entrance lodge to Bourne Hell to the south west of the entrance arch TQ 2162 21/120 II*
>
> *2. Early C19, one storey, stucco, elevations divided by plain pilasters, frieze cornice and blocking course".*

9.3. Section 66 states that development must ensure the preservation of any nearby Listed Building, including its setting. The building is adjacent to or within the setting or curtilage of several Grade II Listed Buildings including Bridge to Bourne Hall, Railings, Plinth and Rectangular Basin with Inscription outside entrance to Bourne Hall, Garden Wall along High Street, Bourne Hall and Chessington Lodge and Spring House diagonally opposite).

9.4. Section 72 requires special regard to the desirability of preserving or enhancing the character or appearance of that area. The building is within the Ewell Village Conservation Area.

9.5. HE6(1) of the NPPF 2026 sets out that substantial weight should be given to the asset's conservation, irrespective of any potential effect. HE6(4) sets out that where a development proposal would harm the significance of a designated heritage asset, the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal. Of importance, it states that important public benefits can include securing the long-term reuse of a vacant or underused listed building and enabling energy efficiency and low carbon heating measures to be employed.

9.6. Policy CS5 of the CS and Policy DM8 of the DMPD seek to protect and enhance heritage assets and their setting.

9.7. The scheme has evolved since this Listed Building Consent application, and the accompanying Planning Application were submitted to take into consideration the Council's Conservation Officer's comments.

9.8. The Conservation Officer initially raised no objection to the following elements:

a) Griffin repair
b) Redecoration of the archway
c) Sampling of render for future works
d) Plain barge board to the porch

e) Ground gulley to the front to prevent surface water flooding and internal damp
f) Removal of wood burning stoves
g) Interior redecoration using paint and wallpaper (if desired)
h) Replacement of rotten skirtings
i) Carpet within the first floor

9.9. The following details were also considered acceptable, subject to further details:

a) Replacement of red pots to the existing chimney
b) Electrics for lighting in the kitchen and bathroom
c) Extractor vents for the bathroom and kitchen, flush fitting cast iron “heritage” vents painted white to match the render
d) Other services
e) Final location of the boiler
f) Victorian-style cast iron radiators
g) Period hearths
h) Door trimming to accommodate new floor coverings on both floors

9.10. The following aspects are adverse intrusions, with applicant responses therein:

a) Gates: The offsite refurbishment (sand blasted and repainted) of the gates was undesirable, preferring on site refurbishment

Applicant response: A factory environment would allow for controlled grading of abrasion, that the decoration element would be highly controlled, and there would be no weather implications or public members that could adversely impact the finish, especially during the drying and curing process. The gates would be off-site for approximately two weeks, and temporary gates would comprise Heras fencing. The Conservation Officer is accepting of this approach, subject to Condition 4.

b) Guttering: Historic cast iron pipes should be retained and the addition of gutters and downpipes are intrusive when the building was designed with hidden rainwater gutters

Applicant response: Such goods are necessary to avoid splashing/soiling, spoiling and erosion of decorations and surfaces, this safeguarding the building fabric and occupants over the short, medium and long term. In response, the Conservation Officer has argued that the ground could be graded and these works remain unjustified.

c) Windows: The sash windows are attractive Regency windows, with original Crown glass, frames and delicate glazing bars. The loss of historic features such as the windows is against National and Local Planning Policy, attracting a strong objection or classification of substantial harm. Secondary glazing could be used, as well as

repairing and draughtproofing the existing windows, or using thermal curtains.

Applicant response: Thermal efficiency is only one requirement. There are also safety, security and longevity to consider. Some of the windows are rotten beyond salvage and replacement would be required, and to the effect, matching windows would offer far greater aesthetic amenity.

Due to the shallow internal window reveal depths, internal glazing is not as option to most windows as there simply isn't the space to accommodate the secondary glazing internally. And even if there was, it would compromise the decorative timber reveals currently in situ.

Internal glazing would work to window type 1, which are in a good condition (subject to cracked glazing replacement), and possibly window type 3. Further, conservation rightly prohibits poor alterations to the building fabric/walling to facilitate effective ventilation, but it is imperative that buildings breath and moisture within can escape. To this effect, fully operational and opening windows are critical.

In response, the Council's Conservation Officer has stated that many of the windows are in good condition, but all should be overhauled, repaired and draughtproofed. There is no objection to repairing, overhauling and making any windows function properly, and this must be done. It is not acceptable to leave old windows painted over, damaged and unopenable. Double glazed windows only allow the building to breathe if they have trickle vents and these are unsightly.

d) Doors: The historic doors should instead be upgraded using Envirograf products and an assessment of the need for a fire door in each opening.

Applicant response: Receptive to this approach, which is now conditioned.

e) Staircase: Strong objection to its removal, which seems unnecessary when a simple handrail could be added to the wall.

Applicant response: The staircase would require complete replacement due to floor levels and a steep pitch to comply with Building Regulations. However, it is also acknowledge that clarification of this is subject to further investigation at building control stage.

f) Plastering: Lath and plaster should instead be repaired,

Applicant response: Ceilings have failed with a risk of total collapse being unacceptable. New service runs in the ceiling are also required.

9.11. There remain points of differentiation between the parties. However, there are two important policies in the NPPF that deal with restoration.

9.12. HE4(1) of the NPPF 2026 sets out that heritage assets, as an irreplaceable resource, should be conserved in a manner appropriate to their significance. To achieve this, development proposals which would affect the significance of heritage assets, including any contribution made by their setting should:

a) Maintain or secure a use consistent with their conservation, taking into account the importance of maintaining the assets, the positive contribution they can make to sustainable communities including local economies, and the positive contribution they can make to local character and distinctiveness; and
b) Avoid (or if that is not possible, minimise) harm to the significance of heritage assets, and instead conserve this significance.

9.13. Further, HE4(4) sets out that proposals which would otherwise conflict with other policies, but which would secure the future conservation of a heritage asset, should be considered on the basis of whether the conservation benefits outweigh the disbenefits of departing from the policies concerned.

9.14. HE4(3) refers to where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the asset should not be taken into account in any decision relating to the asset. Note, whilst there is deterioration of the building, there is no suggestion that there has been deliberate neglect.

9.15. The purpose of this application and the accompanying Listed Building Consent application is to bring the property back into use, rather than let is fall into significant disrepair, risking the entire structure. The Applicant has proactively engaged with the Council's Conservation Officer, with some of the suggestions and recommendations accepted. However, not all recommendations could be actioned and the reasons for this have been explained by the Applicant.

9.16. Retention of original doors, staircases and ceilings appears subject to full investigation of their state and the requirements of building regulations. This has not been possible to ascertain without undertaking proper intrusions into the building.

9.17. When considering the existing condition of the building (partly because of its vacant use) and the overarching policy direction to consider the conservation benefits of bringing the building back into use despite departure from relevant policy. On that basis, replacement of some (but not all), rather than retention and repair of the original features (including associated cost) is appropriate. This is ascertained through submission of additional details in Condition 3.

9.18. The argument posed by off-site refurbishment of the gates appears practical and is not fatal to the long-term conservation of the building. Controlled conditions can be ensured, and this approach is not opposed.

9.19. Replacement and addition of guttering and downpipes is sound for a building being brought back into use. Failure to provide such features risks harm as advanced by the applicant at paragraph 9.8(b).

9.20. It is not feasible to retain and repair all the windows if the building is to be used for its intended use as residential housing, as the evidence submitted shows that some of the windows have rotting frames. However, there is significant merit in ensuring that those windows, which the Council's Conservation Officer believes is most of the windows, are retained and that a proactive approach is undertaken to retain original fabric where it can be achieved rather than wholesale change. Details of the glazing, frames and panes are secured by condition 3.

9.21. There is therefore identified harm arising from the loss of original windows, ceilings and the staircase as well as the addition of guttering. It is measured as being modest. The Case Officer does not agree that the loss of the windows represents substantial harm. In Bedford BC v SSCLG38, the High Court held that in order for harm to designated assets to be considered substantial, "*the impact on significance was required to be serious such that very much, if not all, of the significance was drained away… One was looking for impact which would have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced.".* This cannot be the case as the windows represent one part of the building.

9.22. Nonetheless, the harm must still be balanced against public benefits. The public benefit of bringing the property back into use, avoiding it falling into significant disrepair, risking the loss of the property, and the adverse impact on the Conservation Area, is considered to outweigh the harm caused by replacing rotten windows, ceilings and staircase, where they do not comply with Building Regulations. Moreover, the use of the dwelling as social housing (secured in the full planning permission) carries strong weight.

9.23. Subject to planning permission and Listed Building Consent being granted, Conditions would be imposed on the Decision Notices to ensure the integrity of the Listed Building and Conservation Area is respected and maintained.

9.24. The site presents several construction impediments, including that there are listed features at the two access points. Therefore, it is prudent that a Construction Transport Management Plan is conditioned as part of the approval.

## 10. Landscaping and Trees

10.1. The proposal involves minor hard and soft landscaping works, including replacement sleepers and paving. There is no real net change to soft landscaping, and no trees will be affected. No objection is raised.

## 11. Quality of Accommodation

11.1. Sections 5 and 14 of the NPPF 2026, Policy CS6 of the CS and Policies DM10 and DM12 of the DMPD aim for a functional, adaptable, and sustainable design, with a high standard of amenity, including with respect to layout, orientation, and massing. The Nationally Described Space Standards 2015 sets out internal space standards for new dwellings at a defined level of occupancy. Policy DM12 of the DMPD requires private outdoor space that is usable, functional, safe, and accessible with good access to sunlight and a minimum depth of 10m and area of 40m2.

11.2. The proposal maintains the existing residential use and so there is no policy basis for requiring compliance with the above requirements, particularly when works are being undertaken to meet current building regulations. Nonetheless, The Lodge has three ground floor and three first floor rooms. The first floor comprises two double bedrooms. Each room is afforded good natural light and ventilation via existing windows. The total floor area is 79m2 which accords with the minimum standard for a 2 bed, 4-person occupancy dwelling. A large garden, in excess of 10m depth and 40m2 is also to the west of the dwelling. All these factors contribute to a satisfactory internal and external amenity.

## 12. Affordable Housing

12.1. The property is intended to be brought into service as social housing, and this weighs strongly in the planning balance. As the Council cannot ordinarily enter into a legal agreement with itself, the approach here is for a Statement of Intent to be agreed between the parties to secure the use as social housing.

## 13. Neighbour Amenity

13.1. The proposal would not adversely impact neighbouring amenity enjoyed at nearby properties.

## 14. Ecology and Biodiversity

14.1. Policy CS3 of the CS and Policy DM4 of the DMPD require the conservation and enhancement of on-site biodiversity, with minimisation of impacts and the provision of mitigation measures. The duty of care extends to Regulation 9(3) of the Conservation of Habitats and Species Regulations 2017 to protect species identified under Schedule 5 of the Wildlife and Countryside Act 1981 and Schedule 2 of the Conservation of Habitats and Species Regulations 2017.

14.2. The extent of the works proposed would not trigger the requirements for ecological reports or surveys. If Planning Permission is granted, an Informative would be included on the Decision Notice, to set out that if

during construction there is any disturbance to protected species, works must cease and a qualified Ecologist informed.

14.3. The proposal is also BNG exempt.

## 15. Flooding and Drainage

15.1. Policy CS6 of the CS and Policy DM19 of the DMPD state that development at medium or high risk from flooding must ensure that there is no increase in flood risk, whether on or off site, and implementation of flood resilience and mitigation to reduce it to acceptable levels.

15.2. The site is within Flood Zone 2 with the surrounding land in Flood Zone 3. However, because there is no change to the residential use, there is no increased flood risk or vulnerability associated with the proposal. Moreover, there are no changes to the building footprint or extent of hardstanding such that on site infiltration will be maintained.

## 16. Parking and Access

16.1. The dwelling is car free, which is unchanged from the existing situation. Regardless, the site is sustainably located close to Ewell Town Centre and to public transport.

16.2. There are no changes to access arrangements and because the building maintains its residential use, there is no policy basis for requiring EV charging or cycle parking.

16.3. The site presents several construction impediments, including that the southern elevation is the edge of Spring Street and there are listed features at the two access points. Therefore, it is prudent that a Construction Transport Management Plan is conditioned as part of the approval.

## 17. Refuse and Recycling Facilities

17.1. The proposal will utilise existing facilities, being space for the storage of bins.

## 18. Environmental Sustainability

18.1. Policy CS6 of the CS stipulates that development should incorporate sustainable development and reduce, or have a neutral impact upon, pollution and climate change. This includes incorporation of renewable energy, use of sustainable construction methods and sustainable building design, flood management, reduction in water use and improvement of water quality and minimisation of noise, water, and light pollution.

18.2. The proposal will bring an existing building back into use, alongside meeting building regulations with respect to various aspects, including but not limited to thermal efficiency. On these grounds, it is acceptable.

**19. Accessibility and Equality**

19.1. Policy CS16 of the CS and Policy DM12 of the DMPD requires safe, convenient, and attractive access to be incorporated within the design of the development. Physical access remains unchanged. All points of entry, external pathways, threshold heights, and vehicle/pedestrian circulation spaces will be maintained.

19.2. 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 are no known characteristics that would be affected.

**20. Planning Obligations and Community Infrastructure Levy**

20.1. The Community Infrastructure Levy Charging Schedule 2014 indicates that the application is not chargeable for CIL payments.

## CONCLUSION

**21. Planning Balance**

21.1. S3(1) of the NPPF 2026 sets out that decisions should apply a presumption in favour of sustainable development – meaning that where they accord with both an up-to-date development plan and the decision-making policies in this Framework, they should be approved without delay.

21.2. The proposed development would bring a vacant property back into use for social housing, adding to the variety of housing options in the Borough. This benefit is given significant weight in the planning balance.

21.3. The proposal sees the loss of historic features of the property, including windows, ceilings and the staircase. The Applicant Team have justified their removal and replacement, arguing that are unfit for purpose and do not comply with Building Regulations requirements.

21.4. The public benefits of bringing the property back into use are viewed positively. On balance, the public benefits of bringing the vacant property back into use outweighs the adverse effects of the proposal. Planning Permission is recommended.

## RECOMMENDATION

**To Grant Planning Permission, subject to**

a) **A Statement of Intent to secure use of the building for social housing, and**
b) **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 91 of the Town and Country Planning Act 1990 (as amended).

**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 Location Plan and plans numbered DL01, GA05, GA06, GA07 and GA08, all received 12 October 2025.

Reason: For 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.

**3) Further Details**

Prior to the commencement of works, final details of all internal and external materials shall be submitted in writing to the local planning authority. Details shall include but not be limited to the following:

a) Full window specifications, having regard to the existing quality of the existing windows
b) Replacement of red pots to the existing chimney
c) Extractor vents for the bathroom and kitchen
d) Location and specifications for the boiler
e) External pavers
f) Sleepers
g) Rainwater goods

The extent of works for (a) shall be undertaken in consultation with the Council's Conservation Officer prior to samples or similar works being undertaken, where required. Thereafter, the works shall be carried out in accordance with approved details and methodology.

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 possesses.

**4) Gates Specifications**

Prior to the removal of the gates to the main archway, final details of works specifications including storage, length of time and replacement temporary fencing, shall be submitted in writing to the local planning authority. The refurbishment works shall be carried out in accordance with approved details.

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 possesses.

**5) Construction Management Plan**

No works shall take place on site until a Construction Transport Management Plan has been submitted to and approved in writing by the local planning authority. The approved statement shall be adhered to throughout the construction period and shall include:

a) Protection of listed buildings
b) Arrangements to work on Spring Street
c) Routing onto the site
d) Parking for vehicles of site personnel, operatives and visitors
e) Loading and unloading of plant and materials
f) Storage of plant and materials used in constructing the development
g) Programme of works (including measures for traffic management)
h) Provision of boundary security hoarding behind any visibility zones
i) Wheel washing facilities
j) Measures to control the emissions of dust and dirt during construction
k) A scheme for the recycling/disposing of waste resulting from demolition and construction works
l) Hours of operation.

Reason: To ensure that the development does not prejudice the free flow of traffic and conditions of safety on the highway or cause inconvenience to other highway users and to safeguard the listed buildings in the vicinity in accordance with Policies CS5 and CS16 of the Core Strategy 2007 and Policies DM8 and DM35 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 or 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) Building Control**

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at https://ebcsltd.co.uk/ at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced.

**3) Working Hours**

When undertaking building work, please be considerate to your neighbours and do not undertake work before 8am or after 6pm Monday to Friday, before 8am or after 1pm on a Saturday or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway.

You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Health Department Pollution Section.

**4) Pre Commencement Conditions**

The applicant is reminded that this approval is granted subject to conditions which must be complied with prior to the development starting on site. Commencement of the development without complying with the pre-commencement requirements may be outside the terms of this permission and liable to enforcement action. The information required should be formally submitted to the Council for consideration with the relevant fee. Once the details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.

**5) Building Safety Levy**

The Building Safety Levy (England) Regulations 2025 comes into effect on 1 October 2026. It prescribes that the Building Safety Levy is charged on applications that result in new dwellings, new bedspaces in purpose-built student accommodation and change of use to residential purposes. It levies a charge that developers must pay before completion or occupation of the building. The levy will be collected by local authorities and paid to central government to fund building safety improvements across England.

Levy information must be submitted with the building application. Please refer to https://www.epsom-ewell.gov.uk/residents/planning/building-control/building-safety-levy for further information.

**6) 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.

This includes bats and Great Crested Newts, which are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

**7) Listed Building Consent**

This permission does not grant listed building consent for the works, for which separate consent is required under the Planning (Listed Buildings and Conservation Areas Act) 1990.

**8) Changes to the Approved Plans**

Should there be any change from the approved drawings during the build of the development, this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

**9) Naming and Numbering**

The applicant is advised to contact Epsom and Ewell Borough Council at an early stage to discuss naming and numbering of the development. Refer to 01372 732000 or https://www.epsom-ewell.gov.uk/street-naming-and-numbering for further information.