

The Kirkgate 19 - 31 Church Street Epsom Surrey KT17 4PF

Demolition of the existing entrance and the erection of a two storey front extension incorporating a glazed entrance porch. (Description amended and amended drawings received 24.05.2017)

Ward:	Town
Contact Officer:	John Robinson

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=documents&keyVal=OMFQ90GYG4200>

2 Summary

- 2.1 The application seeks permission for the demolition of the existing entrance and the erection of a two storey front extension incorporating a glazed entrance porch.
- 2.2 This application has been submitted to committee at the request of Cllr Tella Wormington.

2.3 The application is recommended for APPROVAL

3 Site description

- 3.1 The application site comprises a c1990's, four-storey office building (The Kirkgate) located on the eastern side of Church Street, at its junction with Depot Road.
- 3.2 The surrounding area comprises a variety of uses including office and commercial uses with car parking, residential, retail and educational uses, a fire station, cinema and a church. The site is flanked to the north, east and west by commercial properties of differing styles and appearance. To the south, the site is bound by the Epsom fire station.
- 3.3 Immediately opposite the site, on the western side of Church Street, is Hope Lodge, a Grade II Listed Building. The site is located between the Church Street Conservation Area to the south, and the Epsom Town Centre Conservation Area, extending to the north west and north east of the site.

4 Proposal

- 4.1 The application seeks permission for the removal of the existing bricked entrance to The Kirkgate, and its replacement with a new entrance area.
- 4.2 The proposed new entrance would be located on the north-eastern elevation which forms the existing main entrance to the offices. The existing single storey entrance “wings” would be in-filled at first floor level and the existing entrance doors would be replaced by new glazing and doors.

5 Comments from third parties

- 5.1 The application was advertised by means of letters of notification to 6 neighbouring properties, and site notice. A letter of objection was received from the Epsom Civic Society regarding:

- Failure to reinforce local distinctiveness
- Impact on conservation area
- Impact on setting of the listed building
- Inappropriate design (size and appearance)

The scheme has been subsequently amended and the Society commented as follows:

“We could have hoped for a closer relationship with the existing building but it avoids some of the past excesses and it is probably time to put it before the Committee”.

6 Consultations

- 6.1 Conservation Officer: The proposal causes no harm to the significance of Hope Lodge - a Grade II listed building on the opposite side of Church Street. There is no objection in terms of Policy DM8.

7 Relevant planning history

- 7.1 None relevant

8 Planning Policy

Local Development Framework – Core Strategy 2007

Policy CS5 The Built Environment

Development Management Policies Document – 2015

Policy DM8 Heritage Assets

Policy DM9 Townscape Character and Local Distinctiveness

Policy DM10 Design Requirements for New Developments

9 Planning considerations

Visual Impact

- 9.1 The existing building is a dominant presence in the streetscene, with Church Street (and to a lesser extent, the return Depot Street elevation) articulated by a series of vertical, four-storey bays. However this relative symmetry is interrupted by the extremely awkward design approach to the corner (and the entrance to) the building. The asymmetrical corner elevation comprises a clock “tower” surmounted by a cupola, whilst the ground floor entrance comprises two sections, each under a lean-to pitched roof.
- 9.2 As a result of its awkward angular design, the entrance, in its current form, is incoherent as there is no clear and legible route to the entrance doors, and moreover, it detracts from the overall appearance of the existing building. The proposed reconfigured entrance porch would clearly identify the entrance and would result in the removal of the unattractive lean-to roofed additions to the building.
- 9.3 The first floor element of the extension (which would have windows that would reflect the proportions of those on the rest of the building, in contrast to the glazed curtain walling to the porch below) would be set back from the edge of the ground floor. This would result in a first floor that would remain visually recessive and subordinate to the ground floor whilst reflecting the proportions and detail of the main building.
- 9.4 Overall the design of the new entrance is acceptable and would represent a considerable improvement (physical and visual) to the existing entrance arrangement to the building, and would enhance the appearance of the overall building.
- 9.5 It would not have a harmful impact on the setting of the nearby listed building or on the character and appearance of the adjacent conservation areas. It would therefore comply with Policy DM8, DM9 and DM10.

Neighbour Amenity

9.6 The proposed scheme would result in no material harm to the living conditions of neighbouring residential properties in terms of outlook, overlooking, loss of privacy or noise and disturbance.

Community Infrastructure Levy

9.7 The proposed development would not be CIL liable

10 Conclusion

10.1 In light of the above it is recommended that planning permission is granted.

11 Recommendation

11.1 The Committee authorise the Head of Place Development to grant planning permission subject to the following conditions:

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 2005

(2) The development hereby permitted shall be constructed entirely of the materials as detailed on Drawing No. ML/KG.303C

Reason: To secure a satisfactory external appearance in the interests of the visual amenities of the locality as required by Policy DM10 of the Development Management Policies Document 2015

(3) The development hereby permitted shall be carried out in accordance with the following approved plans:

ML.KG.201 D; ML.KG.303 C; ML.KG.304

Reason: For the avoidance of doubt and in the interests of proper planning as required by Policy CS5 of the Core Strategy 2007

Informatives

(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.**