

Bourne Hall, Spring Street, Ewell, Surrey, KT17 1UD

Listed Building Consent for proposed replacement of existing light fittings with LED light fittings in Museum and Library areas of Grade II listed building.

Ward:	Ewell
Contact Officer:	Charlotte Nimmo

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=ORU3I5GYH2U00>

2 Summary

- 2.1 The application seeks Listed Building Consent for the installation of replacement LED light fittings within the museum and library areas of Bourne Hall, a Grade II listed building.
- 2.2 This application has been submitted to committee because the site is a Council-owned property.
- 2.3 The application is recommended for APPROVAL**

3 Site description

- 3.1 The application site is a public library and social centre with Grade II listing, set in grounds on the edge of Ewell Village. The circular building is of "a striking design, notable for its space-age flair and the generous, top-lit principal interior space" (Historic England, 2017).
- 3.2 The specific area relevant to this application is the library and museum within the building, at ground floor and mezzanine level across the south-east section of the building. The light fittings here are fluorescent tubes measuring 1800mm x 600mm set in banks of three above the library and single panels above the museum.

4 Proposal

- 4.1 The application seeks Listed Building Consent for the installation of new LED light fittings within the existing lighting panels at Bourne Hall. The new light fittings measure 600mm x 600mm; a new ceiling tile will be inserted between each fitting as demonstrated on the plans.

5 Comments from third parties

- 5.1 The application was advertised by site notice. To date (21.08.2017) no letters of objection have been received.

6 Consultations

- 6.1 Design and Conservation Officer: Bourne Hall is a recently designated Grade II listed building of the late 1960s. The importance of sustaining and enhancing the significance of heritage assets, while keeping them in viable and appropriate use, is emphasised throughout section 12 of the NPPF and para. 132 requires great weight to be given to their conservation.
- 6.2 The present proposal facilitates sustainable use of the listed building by replacing an existing lighting system of no interest, with a modern LED system. As the new elements replace an existing system, their installation has minimal impact on existing building fabric.
- 6.3 The work facilitates sustainable and appropriate use of the designated heritage asset without harming its significance, and there is no objection in terms of Policy DM8.

7 Relevant planning history

- 7.1 N/A

8 Planning Policy

Core Strategy 2007

Policy CS1

General Policy

Policy CS13

Community, Cultural and Built Sports Facilities

Development Management Policies Document 2015

Policy DM8

Heritage Assets

Supplementary Planning Guidance

Ewell Village Conservation Area

9 Planning considerations

Impact on Listed Building

- 9.1 The new LED light fittings will utilise the existing fittings within the ceiling panels and so will have no material effect on the fabric of the listed building. The Conservation Officer states that, although the lighting system is of no significance to the listing, the work will allow the continued sustainable use of Bourne Hall.
- 9.2 The proposal therefore complies with Policy DM8 of the Development Management Policies 2015.

Impact on community facilities

- 9.3 The upgrading of the existing facilities at Bourne Hall is encouraged and it is considered that the new LED fittings will enhance the present uses of the site and ensure it remains a viable and positive community asset.
- 9.4 The scheme is found to comply with Policy CS13 of the Core Strategy 2007.

10 Conclusion

- 10.1 It is considered that the proposed replacement of the existing light fittings in the museum and library areas of Bourne Hall would have a positive impact on the use of the building as a community facility, and would not cause harm to the fabric of the listed building. The scheme therefore complies with relevant local planning policy and it is recommended that this application be APPROVED.

11 Recommendation

- 11.1 Planning permission is approved, subject to the following conditions:**

Conditions:

- (1) The works hereby granted shall be commenced before the expiration of three years from the date of this consent.

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) The development hereby permitted shall be carried out in accordance with the following approved plans, received on 29 June 2017: 'Radiance Mounting Kits' 21LFT 30705 Issue 2 PN 2551B Sep 15, 'Radiance Thorlux Lighting' Apr 15; the following approved plans, dated 26 June 2017: Bourne-002A; and the following approved plans, dated 31 March 2017: Bourne-001A.

Reason: For the 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).

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) Works related to the construction of the development hereby permitted, including works of demolition or preparation prior to building operations shall not take place other than between the hours of 08.00 to 18.00 hours Mondays to Fridays; 08.00 to 13.00 hours Saturdays; with no work on Saturday afternoons (after 13.00 hours), Sundays, Bank Holidays or Public Holidays.

- (3) 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.