

**Ashley House, Ashley Road, Epsom, Surrey, KT18 5AZF**

Variation of Condition 3 (Plans) of 15/01532/FUL (Conversion and extension of existing office building to provide 8x2 bed and 4x1 bed residential flats together with revised parking layout and external amenity space) to amend northern side annexe (as amended).

<b>Ward:</b>	<b>Town</b>
<b>Contact Officer:</b>	<b>John Mumford</b>

## **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=OSO1B0GYH8600>

## **2 Summary**

- 2.1 This application proposes an amendment to the design and appearance of the northern side annexe that was approved under 15/01532/FUL as part of the conversion and extension of the existing Grade 2\* Listed Building previously in office use to provide a total of 12 residential flats together with revised parking layout and external amenity space.
- 2.2 The application is a major application and is accordingly referred to this committee for determination together with the associated 17/00548/LBA. It is recommended for approval.

## **3 Site description**

- 3.1 The application site comprises the 3 storey Ashley House and the adjoining 2 storey annex to the south. The property is a Grade 2\* listed building and is situated within the Epsom Town Centre Conservation Area. The property was originally built as a single residential dwelling and more recently it was in B1 office use but apart from a short-term let of a small part of the building it has been vacant since November 2011. There is no garden left for Ashley House and its annexe. All the land around its small curtilage is tarmac for car parking. Works have commenced on implementing 15/01532/FUL and 15/01533/LBA.
- 3.2 Ashley House is set well back from its frontage on the west side of Ashley Road which is part of the one-way gyratory system. Wrapping around the western and northern boundaries to the site are the Ashley Centre facades including some office space and to the south is the service egress ramp from the Ashley Centre and beyond that is Finachem House that is in mixed office and student residential use.

#### 4 Proposal

- 4.1 This application seeks planning permission for Variation of Condition 3 (plans) of 15/01532/FUL to amend the northern side extension to the main building at Ashley House. The application seeks to reduce the size of the extension and keep the external appearance like the existing small annexe which will be extended to the rear. The rear two walls of the annexe would be demolished and the annexe extended to the rear, retaining the front as existing (with an inserted window) and the width retained. The extension to the rear is set back from the main house rear elevation to retain its subordinate appearance to the main building.
- 4.2 The previously permitted scheme included a larger extension up to the shopping centre wall but rights of access over this unbuilt area to the side of the existing annexe have resulted in this revised scheme coming forward.

#### 5 Comments from third parties

- 5.1 The application was advertised by means of letters of notification to 37 neighbouring properties, a site notice and a notice in the local press. No representations have been received.

#### 6 Consultations

- 6.1 Historic England – This application proposes an amendment to the consented scheme (15/01533/LBA) for conversion of Ashley House to residential accommodation. Achieving a workable scheme which sustained the significance of this impressive late Palladian townhouse was always a challenge and was reliant in part on the demolition and reconstruction of a single storey side annexe. For practical reasons, it has since been established that building a wider single storey annex is not possible and so it is now proposed to retain the existing annex and to enlarge this by extending towards the rear of the site.
- 6.2 We have no objection in principle to this as we recognise that re-working the annexe is essential to deliver a conversion which sustains the building's significance as far as practical. The existing annexe is also well set back from the building's principal elevation and is therefore a relatively discreet feature in views towards it. However, while that may be the case, we think the proposed changes must nonetheless aspire to create a high quality well detailed piece of architecture as far as this is feasible.
- 6.3 A new window is proposed on the principal (road facing) elevation of the annexe and at the moment this seems rather on the small side, meaning that its proportions look a little odd impacting in a small way on the architectural qualities of the building as a whole and thus on its significance. We think this would be improved by enlarging the window here and suggest you encourage the applicants to amend the scheme. *(Planning Officer comment: the applicant has subsequently further amended the scheme to enlarge the front facing and side elevation timber sash windows).*

- 6.4 If your Council is minded to approve this application, we recommend conditioning the construction details, including detail of all new joinery, as well as requiring samples of new materials and details of the pointing profile for all new brickwork.
  
- 6.5 Borough Conservation Officer - The deviation from the permitted scheme causes no further harm to the significance of the designated heritage asset and there is no objection in terms of Policy DM8.

**7 Relevant planning history**

<b>Application number</b>	<b>Decision date</b>	<b>Application detail</b>	<b>Decision</b>
15/01532/FUL	22.06.2016	Conversion and extension of existing office building with additional floor of accommodation above southern wing and erection of new single storey extension on northern elevation to provide 8x2 bed and 4x1 bed residential flats together with revised parking layout and external amenity space (as amended).	Granted
15/01533/LBA	22.06.2016	Conversion and extension of existing office building with additional floor of accommodation above southern wing and erection of new single storey extension on northern elevation to provide 8x2 bed and 4x1 bed residential flats together with revised parking layout and external amenity space (as amended).	Granted
16/00831/COND	14.11.2016	Details pursuant to Condition 7 (Boundary treatment and storage facilities) and Condition 8 (Arboricultural Method Statement) of planning permission 15/01532/FUL.	Granted
16/00984/COND	15.12.2016	Details pursuant to 15/01533/LBA to partially discharge condition 2 (materials), 3 joinery details) and 4 (fire/acoustic treatment, glazing and pipework/ducting) for side annexes only.	Granted
16/00986/COND	15.12.2016	Details pursuant to 15/01532/FUL to discharge Conditions 2 (materials) 9 (sustainability) for side annexes only and Condition 6 (hard and soft landscaping).	Granted
16/01061/COND	14.12.2016	Details pursuant to 15/01533/LBA to partially discharge condition 2 (materials), 3 joinery details) and 4	Granted

		(fire/acoustic treatment, glazing and pipework/ducting) for Main House only.	
16/01062/COND	14.12.2016	Details pursuant to 15/01532/FUL to discharge Condition 2 (materials) for main house only.	Granted
16/01148/NMA	25.11.2016	Non-material amendment to 15/01532/FUL to undertake minor internal layout changes.	Granted
17/00443/COND	25.09.2107	Details pursuant to 15/01532/FUL to discharge Condition 2 (brick sample materials) .	Granted
17/00548/LBA		Listed Building Consent for amendments to northern side annexe previously approved under 15/01533/LBA (Conversion and extension of existing office building with additional floor of accommodation above southern wing and erection of new single storey extension on northern elevation to provide 8x2 bed and 4x1 bed residential flats together with revised parking layout and external amenity space) (as amended).	Under Consideration

## **8 Planning Policy**

### National Policy Planning Framework (NPPF) 2012

#### Core Strategy 2007

Policy CS1	Sustainable development
Policy CS5	The built environment
Policy CS6	Sustainability in new developments

### Development Management Policies 2015

Policy DM8	Heritage Assets
Policy DM9	Townscape character and local distinctiveness
Policy DM10	Design requirements for new developments
Epsom Town Centre Conservation Area Character Appraisal and Management Proposals 2008	

## 9 Planning considerations

### Impact on visual amenity

- 9.1 Ashley House is a Grade II\* listed building of the late Georgian period and despite previous conversion to other uses, it retains an interior of exceptional quality. Whether many of the elaborate interior finishes are part of the original architectural intention, or part of an extensive historic redecoration, they make a notable contribution to the special qualities of the designated heritage asset.
- 9.2 The high quality of the architecture and its prominence in the Epsom Town Centre Conservation Area make it a major contributor to the character and appearance of the conservation area. The minor amendment to the northern is considered appropriate to the character and appearance of the buildings.

## 10 Conclusion

- 10.1 The minor amendment to the permitted 15/01532/FUL scheme for conversion of the listed building into residential flats is considered to be visually acceptable and causes no further harm to the significance of the designated heritage asset.

## 11 Recommendation

- 11.1 Planning permission is granted subject to the following conditions:

### Conditions:

- (1) **The development hereby permitted shall be begun before 22.06.2019.**

**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 2004.**

- (2) **Prior to the commencement of development, details and samples shall be submitted to and approved in writing by the local planning authority of the materials to be used for the external surfaces of the northern annexe including all making good works, demonstrating that the finishing materials match those of the existing building/structure in size, colour, texture, profile, finish, bonding and pointing. The development shall be carried out in accordance with the approved details.**

**Reason: To safeguard the special architectural and historic interest of the listed building / In the interest of the character and appearance of the conservation area in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM8, DM9 and DM10 of the Development Management Policies 2015.**

- (3) **The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing Numbers P101Rev E, P102 Rev E, P110 Rev D, P111 Rev D, P113 Rev B, D110 Rev D, D111 Rev C, D112 Rev C, D113 Rev B, 16.1113/P054 Rev B, 16.1113/P053 Rev B.**

**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).**

- (4) The development hereby approved shall not be occupied until space has been laid out within the site in accordance with the approved plans P101 Rev E and P110 Rev D for vehicles and cycles to park and turning areas provided to enable vehicles to enter and leave the site in forward gear. The parking and turning areas shall be permanently retained exclusively for their designated purpose.**

**Reason: To ensure that the development does not prejudice highway safety or cause inconvenience to other highway users in accordance with Policy CS16 of the Core Strategy (2007) and Policies DM35 and DM37 of the Development Management Policies 2015.**

- (5) Details of windows in the north elevation of the Annexe and south elevation of Ashley House of the development hereby permitted that are to be glazed with obscure glass of no less than obscurity level 3 and permanently fixed shut, unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed shall be submitted to and approved in writing by the local planning authority prior to first occupation.**

**Reason: To safeguard the privacy of the occupants in accordance with Policy DM10 of the Development Management Policies 2015.**

- (6) 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.**

**Reason: In order to safeguard the amenities of the occupiers of neighbouring properties in accordance with Policy DM10 of the Development Management Policies 2015.**

**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](mailto:contactus@epsom-ewell.gov.uk).**