

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

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).

Ward:	Town
Contact Officer:	John Mumford

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=OSO1BBGYH8700>

2 Summary

- 2.1 This application proposes an amendment to the design and appearance of the northern side annexe that was approved under 15/01533/LBA 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 Listed Building Application and accompanies the associated major application 17/00547/REM which is also on this agenda. 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 Listed Building Consent 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 proposed development has been amended since originally submitted in the light of comments received from Historic England to enlarge the front facing and side elevation timber sash windows to the northern annexe.
- 4.3 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 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

Application number	Decision date	Application detail	Decision
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
17/00547/REM		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)	Under Consideration

8 Planning Policy

National Policy Planning Framework (NPPF) 2012

Core Strategy 2007

Policy CS5 The built environment

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 Listed Building Consent is granted subject to the following conditions:

Conditions:

- (1) **The works hereby granted shall be commenced before 22.06.2019.**

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) **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) **No work shall take place until detailed drawings and/or samples of all new internal and external joinery details including windows (depth of reveal, method of opening, details of heads, cills and lintels), doors frames (architraves, linings, mouldings and beading), staircases (including balusters, newel posts and handrails); beading and skirting**

boards have been submitted to and approved in writing by the local planning authority. The submitted details of sample elevations shall be at a scale of not less than 1:20, and horizontal/vertical frame sections (including sections through glazing bars) at a scale of not less than 1:2. The works shall be carried out in accordance with the approved details.

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

- (5) Prior to the commencement of development, details of new fire or acoustic interventions, secondary glazing (if required) and new pipework and extraction fans shall be submitted to and approved in writing by the local planning authority. 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 accordance with Policy CS5 of the Core Strategy (2007) and Policies DM8, DM9 and 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.**