

Chalk Lane Hotel Chalk Lane Epsom Surrey KT18 7BB

Conversion of hotel and various alterations and extensions to the listed buildings to accommodate 21 dwelling units, car and cycle parking and private and communal gardens. (Amended drawings received 18.01.2018)

Ward:	Woodcote
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=OZRZ8WGYIGY00>

2 Summary

- 2.1 This application seeks listed building consent for various alterations and extensions to the listed buildings to accommodate 21 dwelling units, car and cycle parking and private and communal gardens.
- 2.2 The application accompanies the associated major application 17/01275/FUL which is also on this agenda.
- 2.3 **The application is recommended for APPROVAL.**

3 Site description

- 3.1 The application is located on the southern junction of Chalk Lane and Woodcote End and comprises a Grade II listed, two storey building currently operating as a hotel with 21 bedrooms, a restaurant and a bar. Externally there is a rear car park that has capacity for up to 50 cars and additional front and side parking for a further 14 cars.

- 3.2** Two conjoined historic buildings comprise the original parts of the hotel, 'Woodcote Cottage' and 'Heathcote House,' the former more historic than the latter. A large extension was subsequently built behind Woodcote Cottage. Post 1946, (when the buildings became a hotel) Heathcote House has had lean-to additions and a garage built to the west to create a service yard for the hotel. A flat-roofed link has been built between Heathcote House and Woodcote Cottage, another to create an entrance area from the forecourt. To the rear of Woodcote Cottage an extensive extension was built in the 1980's with extensive sunken terraces.
- 3.3** The site is surrounded primarily by large detached houses. Directly to the east is a large part 3, part 4 storey 1960's office building owned by Atkins Limited.
- 3.4** The site falls within the Chalk Lane Conservation Area.

4 Proposal

- 4.1** This application seeks listed building consent for the conversion of the hotel and various alterations and extensions to the listed buildings to accommodate 21 dwelling units (8 x 1-bedroom dwellings, 7 x 2-bedroom dwellings 4 x 3-bedroom dwellings 2 x 4-bedroom dwellings) car and cycle parking and private and communal gardens.
- 4.2** The changes to the existing buildings comprise the removal of the flat roofed modern link between Woodcote Cottage and Heathcote House, the removal of the garden side lean-to store to Woodcote Cottage, a two storey extension to the existing modern rear extension to Woodcote Cottage, the removal of the external fire escape to the rear of Heathcote House, the removal of a lean-to store and shelter, and garage to the flank of Heathcote House and the erection of a two storey flank extension accommodating three duplex flat units.
- 4.3** Internal alterations would comprise the removal of "modern" partitions, installation of new partition walls, installation of a new staircase and various doors removed and opening closed up.
- 4.4** The structure of the existing modern rear extension would be retained, but the facade itself removed and replaced with a small extension comprising three wings extending out from the original structure, and a connecting roof at a steeper pitch. This would be in the "Surrey Hills Style".
- 4.5** The new two storey extension to Heathcote House would be in a similar "Surrey Hills Style" with part rendered/part tile hung upper elevations under part catslide/part pitched roofs.
- 4.6** The application is supported by the following documents:
- Design & Access Statement
 - Heritage Statement
 - Planning Supporting Statement

5 Comments from third parties

5.1 The application was advertised by means of letters of notification to 13 neighbouring properties, a press and site notice. To date (18.01.2017) 3 objections have been received with regard to the amended scheme regarding:

- Impact on Conservation Area
- Density
- Highway safety
- Restricted access for construction /maintenance
- Inadequate parking provision
- Noise and disturbance

Epsom Civic Society: No objection in principle.

6 Consultations

6.1 Conservation Officer: The initial plans and proposals have been progressed to take account of the significance of the listed building/s and the role of the buildings and site within the conservation area. The submissions accord with the requirements of Paragraph 128 of the NPPF and although change and extension/s are proposed, the approach is considered to be positive overall. The change of use to create residential units and associated extensions and alterations are supported. The main historic building readily lends itself to an appropriate division vertically to form separate units. The more modern 20th century extension has been retained and remodelled. This is considered to be the least harmful option and enables an effective treatment and alteration of this element to improve the listed building and the character and appearance of this part of the Conservation Area. It is however, considered that harm would occur but this would be at a low level. It is appreciated that this must be given great weight when carrying out the planning balancing exercise under Paragraph 134 of the NPPF. Subject to the planning balance weighing in favour of the proposals, appropriate conditions should be attached to ensure a satisfactory external appearance in terms of materials, details and finishes. No objection is raised to the principle of the proposals.

6.2 Historic England: No comments.

7 Relevant planning history

Application number	Decision date	Application detail	Decision
08/00219/LBA	08.07.2008	Demolition of existing lean-to service corridor and erection of 14 bedroom extension to hotel	REFUSED. Appeal DISMISSED 27.11.2008

8 Planning Policy

NPPF 2012

Core Strategy 2007

Policy CS1

General Policy

Policy CS5

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

Chalk Lane CA Character Appraisal & Management Proposals 2010

9 Planning considerations

Impact on Listed Building

9.1 The Chalk Lane Hotel is a Grade II listed building. The built components of the hotel may be considered as five parts:

- The oldest part of the hotel, 'Woodcote Cottage' the five bay house
- The next oldest part, 'Heathcote House'
- A remnant part of the boundary wall between the gardens of 1 and 2.
- The linking blocks between 1 and 2, including its forward extension.
- The rear extension of 1, dating from the 1980s.

9.2 The south boundary wall of the site is separately listed.

9.3 Whilst both Woodcote Cottage and Heathcote House contribute positively to the character and appearance of the conservation area, the quality of the setting has been compromised by extensive areas of hardstanding in front and bulky modern development to the south

- 9.4** The main frontage to Woodcote Cottage and Heathcote House would remain unchanged. Two modern additions are to be removed, the canopy to the front of Woodcote Cottage and the link between the two buildings.
- 9.5** The removal of the link is welcomed as it would create a new pedestrian (and bicycle) route through the site and would re-establish the distinction between these two very different buildings. It also proposed to eliminate parking from all of the frontage. The tarmac would be replaced by cobble-style paving with extensive new shrub planting and two new trees in the main forecourt area.
- 9.6** The proposed two storey addition to the west of Heathcote House is of an appropriate design and would provide a simple, uncontrived juncture between the new and existing ranges.
- 9.7** The existing facade along Chalk Lane forms the site boundary. It is not proposed to demolish existing fabric, and the facade would remain largely unchanged except for revised fenestration in the 'modern' extension. A new door would be recessed into the 'modern' gable end, allowing refuse collection direct from the bin store.
- 9.8** The structure of the existing modern rear extension would be retained, but the facade itself removed and replaced with a small extension comprising three rear gabled projections extending out from the original structure, and a connecting roof at a steeper pitch. This would be in the "Surrey Hills Style" with brickwork restricted to the ground floor. The wing at each end would be tile-hung, and the smaller central wing clad in timber weatherboarding. Timber casement windows would be similar in style and proportion to historic windows. Between the gables the roof would extend down to a lower eaves level allowing for the introduction of two flat roofed dormers which would give light to the first floor rooms between the wings.
- 9.9** The relatively discreet rear extension would sit comfortably in the local context, and would not appear as an incongruous element in the street scene or have an impact on the setting of the listed building. The designated heritage asset would remain clearly preeminent and its historic significance would be little affected.
- 9.10** The stripping out of modern, poor quality surfacings, 'like for like' repairs and general redecoration with breathable materials are all welcomed. Removal of modern interior doors, fittings/fixtures and sanitary-wear, and their replacement with others of a similar kind, is a cosmetic intervention which facilitates sustainable use without causing material harm to the significance of the listed building.
- 9.11** Staircases are key architectural features and the proposed interior arrangements have been designed accordingly and although resulting in minor loss of historic fabric, the historic spatial arrangements and plan form remain evident. The alterations at first floor level are essential to sustainable and appropriate use, and the ensuing benefits outweigh the possible minor harm caused by small losses of historic fabric.

- 9.12** The core planning principles of the NPPF seek to ensure high quality design in all developments and for heritage assets to be conserved in a manner appropriate to their significance.
- 9.13** Great importance is attached to good design that positively contributes to local character, promotes and reinforces local distinctiveness. This requirement is reiterated in paragraph 131 of the NPPF which also draws attention to significance of heritage assets and the role that setting plays. In this case the setting of the listed building includes the designated Chalk Lane Conservation Area which contributes positively to the significance of the listed building. At the same time it is advised that account should be taken of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- 9.14** Paragraph 131 of the NPPF which also draws attention to significance of heritage assets and the role that setting plays. In this case the setting of the listed building includes the designated Chalk Lane Conservation Area which contributes positively to the significance of the listed building. At the same time it is advised that account should be taken of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- 9.15** Paragraph 132 of the NPPF, which requires great weight to be given to the conservation of designated heritage assets and notes that significance can be harmed or lost through inappropriate alteration and unsympathetic development.
- 9.16** The level of alteration to the interior of the two main building has been proposed having regard to the importance and significance of the internal character, appearance, fabric, details and plan form which are considered to contribute to special historic interest. Although historically informed, it is considered that the extent of change including internal and external alterations, extension and the impact on setting would cause a low level of harm. Therefore any level of harm must be given great weight in the planning balance under Paragraph 134 of the NPPF.
- 9.17** Attention is drawn to Paragraph 137 of the NPPF which states that new development within the setting of a listed building should 'enhance or better reveal' the significance of the designated heritage assets. It is considered that the present proposal would cause little harm to the significance of the Chalk Lane Hotel, and would not diminish the key qualities (open spaces and soft landscaping) of its setting within the immediacy of this part of the Chalk Lane Conservation Area. Its significance as a heritage asset would be respected, better revealed and enhanced including the separation of the two main buildings improving their functionality and appearance, particularly from the front aspect.
- 9.18** The proposal would comply with national and local planning policy and approval is therefore recommended in terms of Policy DM8. Attention is drawn to the contents of the accompanying planning report in respect of application reference 17/01275/FUL which sets explains the planning balance.

10 Conclusion

10.1 The conversion of the listed building into residential flats will inevitably entail some harm to its significance. However, any remaining harm is justified by securing the building's future through a sympathetic conversion to residential use (Para 132) and public benefits outweighing the low level of harm that is considered to arise.

11 Recommendation

11.1 The Committee authorise the Head of Place Development to grant listed building consent 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) Prior to the commencement of development, details and samples of the external materials to be used for the development 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 secure a satisfactory appearance in the interests of the visual amenities and character of the locality in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM8, DM9 and DM10 of the Development Management Policies 2015.

- (3) Prior to the commencement of development, details for the careful removal of those partitions and divisions and linking elements using hand tools only, including making good, shall be submitted to and approved in writing by the local planning authority. 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 and DM9 of the Development Management Policies 2015.

- (4) All new roofs to the flat roofed dormers shall be covered with lead, of the appropriate code and laid in accordance with the most recent specifications of the Lead Sheet Association.

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 and DM9 of the Development Management Policies 2015.

- (5) All new and replacement flashings shall be lead, of the appropriate code and laid in accordance with the most recent specifications of the Lead Sheet Association.

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 and DM9 of the Development Management Policies 2015.

- (6) Prior to the commencement of internal works, details of the interfaces between old and new partitions and walls, including horizontal and vertical sections at a minimum scale of 1:10 shall be submitted 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 and DM9 of the Development Management Policies 2015.

- (7) No work shall take place until detailed drawings and/or samples of all new internal and external joinery details including windows (frames, depth of reveal common sight line with no trickle vents, through glazing bars, method of opening, details of heads, cills and lintels), doors frames (architraves, linings, mouldings and beading), weatherboarding (type, lap, fastening and finishing edges); eaves verge boards, external posts and brackets staircases and balconies (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.

- (8) All new plumbing and drainage shall be run internally except for the vents, the details of which 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 and DM9 of the Development Management Policies 2015

- (9) No development shall take place until details of all new or replacement external chimneys, flues, extract ducts, vents, grilles and meter housings have been submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the approved details. All new external flues, pipework and grilles shall be cast metal and finished in black.

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.

- (10) Details of all new hoppers and downpipes (which shall be cast iron or cast aluminium and painted black) 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 and DM9 of the Development Management Policies 2015.

- (11) Prior to the commencement of works to the existing and new roofs, details including sections and fixings of all new cast iron or cast aluminium rainwater goods shall be submitted to and approved in writing by the local planning authority. Where cast iron currently exists, it shall be retained and reused. 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 and DM9 of the Development Management Policies 2015.

- (12) No works shall take place until a full schedule and specification of repairs and works including specifications and method statements has been submitted to and approved in writing by the local planning authority, to include:

- Lath and plaster walls
- floors
- lath and plaster ceilings
- rewiring using existing wiring runs. Where new wiring runs are proposed, details of routes and surface mounted trunking shall be provided
- provision of service runs for heating systems including service pipes and radiators

The works shall thereafter 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 and DM9 of the Development Management Policies 2015.

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

1530-20a, 1530-21a, 1530-22a, 1530-23a, 1530-24a, 1530-25a, 1530-26a, 1530-27a, 1530-28a, 1530-29, 1530-30a, 1530-31, 1530-32a, 1530-34, 1530-35a, 1530-36a, 1530-37, 1530-38, 1530-39a, 1530-40a, 1530-41a, 1530-42, 1530-43, 1530-44a, 1530-45a, 1530-46, 1530-47, 1530-48a, 1530-49a, 1530-50, 1530-51, 1530-52, 1530-53, 1530-54, 1530-55, 1530-56, 1530-57, 1530-61a, 1530-62a, 1530-63

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

Informative:

- (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