

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=OHGPUTGYMYQ00>

2 Summary

- 2.1 This application proposes the conversion of the hotel and various alterations and extensions to the listed buildings to accommodate 21 dwellings, car and cycle parking alongside private and communal gardens.
- 2.2 **The application is recommended for APPROVAL** as it represents the most viable option for the site and would result in the provision of much needed residential accommodation whilst protecting, enhancing and ensuring the long term sustainable use of the heritage assets.

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 parking for a further 14 cars to the front and side of the main building.
- 3.2 Two conjoined historic buildings comprise the original parts of the hotel, 'Woodcote Cottage' and 'Heathcote House,' the former more significant historically than the latter. 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, a large 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 the “Atkins “ site comprising a Grade II* listed Mansion House and Grade II listed coach house, and a new three storey office block which is due to be demolished, and other ancillary buildings to the north..
- 3.4 The site falls within the Chalk Lane Conservation Area.

4 Proposal

- 4.1 This application proposes the conversion of the hotel and various alterations and extensions to the listed buildings to accommodate 21 residential 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 single storey flat roofed modern link between Woodcote Cottage and Heathcote House; the removal of the garden side lean-to store to Woodcote Cottage; a new two storey extension to the existing modern (1980s) rear extension (also altered) to Woodcote Cottage.
- 4.3 It is also proposed to remove the external fire escape to the rear of Heathcote House; remove the lean-to store and shelter, and garage to the flank of Heathcote House and erect a two storey extension accommodating three duplex flat units to its side.
- 4.4 The main change to the layout is the proposed separation of the two principal buildings enabling the creation of a new pedestrian route through the site. Ten flats would have their own front door directly off the new path network. The main entrance to Woodcote Cottage would be restored as the private entrance to a single dwelling over the ground and first floors, a single dwelling over two floors to the former stable range; and a single dwelling over two floors to the former garden range and flats within the remaining and extended areas. Heathcote House would have its entrance restored serving the five flats proposed within that building. Existing service sheds and yards would be replaced by an extension comprising three independent houses.
- 4.5 An internal route would be retained from the forecourt to the garden, with the stair to upper flats moved to be closer to the garden entrance. Wheelchair accessible flats would be provided at ground floor level in the new rear extension. Above these are proposed duplex flats with bedrooms in the roof space above.
- 4.6 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”.
- 4.7 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 cat-slide/part pitched roofs.

- 4.8 Vehicular access will be retained at the rear of the site leading into the car park as per the existing situation. The access to the front of the site is currently informally used as a car park but as part of the proposals this area will be soft landscaped.
- 4.9 The new development would provide 29 car parking spaces within the existing car park to the rear of the site. The site would provide a minimum of 27 cycle parking spaces, and waste and recycling would be located in a store adjacent to Chalk Lane.
- 4.10 The proposed scheme includes the removal of 5 of the 13 existing trees on site supported by a tree replacement scheme.
- 4.11 The application is supported by the following documents:
- Affordable Housing Viability Assessment Report
 - Arboriculture Report
 - Archaeological Desk Based Assessment
 - Daylight & Sunlight Report
 - Design & Access Statement
 - Ecology Appraisal
 - Ecology – Bats
 - Ecology – Newts
 - Surface Water Drainage Strategy
 - Heritage Statement
 - Noise Impact Statement
 - Sustainability Statement
 - Viability & Options Appraisal 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) 10 objections have been received with regard to the amended scheme regarding:
- Overdevelopment
 - Density
 - Highway safety
 - Restricted access for construction /maintenance
 - Inadequate parking provision
 - Noise and disturbance

Epsom Civic Society: No objection in principle. Council should impose strict limitations on both the access routes to be used by construction vehicles and the times during which such activity is permitted.

6 Consultations

6.1 County Highway Authority: The development is likely to generate similar levels of traffic generation to the existing use. I recommend provision of a travel statement so that users of the site are aware of where leisure, retail, employment, education, and medical land uses are within 2 km walking and 5km cycling distance of the site. The statement should also include bus and train services within 400 and 800 metres of the site. No objection is raised.

Tree Officer: Objects to the proposals for the reasons set out in the table below:

Tree No.	Species	Objection reason
T7	Holly	Objection to removal. This is a very sizable example of Holly which are normally slow growing tree. This makes the tree quite an aged specimen that predates the sites use as Chalk Lane Hotel. The tree is protected by Tree Preservation Order has a reasonable health and moderate landscape value. There appears to be no compelling reason to justify felling of the tree other than to make way for the development.
T8	Western Red Cedar	Objection to the close proximity of the building. The proposed development will encroach into the root protection area of this tree threatening to cause root damage. The tree will block excessive light to windows and will be overly dominant to the new layout.
T9	Silver Birch	Objection to removal. This is a very notable specimen of Birch of considerable height. It is probably within the top ten in terms of the quality of its form and scale within urbanised areas of the Borough. It is accepted that the tree is mature and has challenges to retain due to its proximity to walls etc. but its loss will be significant in terms of its impact on landscape amenity and arboricultural heritage.
T10	Ash	Objection to removal - This Ash is of moderate quality and impact on landscape amenity. The loss of the tree will be noticeable in the street scene. There appears to be no compelling reason to fell the tree other than to make way for the development.
T5	Sycamore	Objection to encroachment within the RPA. The bike store encroaches into the RPA of the Sycamore. In my view this creates an unnecessary risk of root damage as this area is already challenging in terms of level changes. I would favour the bike store being situated elsewhere, away from trees.

6.2 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.

A lower level of less than substantial harm would arise and therefore no objection is raised to the principle of the proposals.

6.3 Historic England: No objection raised.

6.4 Surrey County Council (Sustainable Drainage and Consenting Team): No objection. Conditions to be imposed on any permission granted.

6.5 Surrey County Council (Archaeology): The proposed development is not within an Area of High Archaeological Potential and it falls below the 0.4ha threshold above which, archaeological assessment is required under Local Plan policy DM8. As such, I have no archaeological concerns.

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

Core Strategy 2007

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| Policy CS1 | General Policy |
| Policy CS3 | Biodiversity and Nature Conservation |
| Policy CS5 | Built Environment |
| Policy CS6 | Sustainable Development |
| Policy CS7 | Providing for Housing and Employment Development |

Policy CS8	Housing Location
Policy CS16	Managing Transport and Travel

Development Management Policies Document 2015

Policy DM8	Heritage Assets
Policy DM9	Townscape Character and Local Distinctiveness
Policy DM10	Design Requirements for New Developments
Policy DM4	Biodiversity and New Development
Policy DM5	Trees and Landscape
Policy DM10	Design requirements for new developments
Policy DM11	Housing Density
Policy DM12	Housing Standards
Policy DM19	Development and Flood Risk
Policy DM37	Parking Standards

Supplementary Planning Documents

Parking Standards for Residential development 2015

Chalk Lane Conservation Area Character Appraisal & Management Proposals 2010

9 Planning considerations

Principle of the Change of Use

- 9.1 Policy CS11 of the Core Strategy and Policy DM24 of the Development Management Policies Document are relevant in considering the principle of development and the proposed change of use. Collectively these policies seek to protect employment uses unless there is, inter alia sufficient robust marketing and consideration of other potential employment generating uses.
- 9.2 The applicants' accompanying Viability & Options Appraisal Statement addresses the criteria required by Policy DM24 for the proposal to be acceptable in planning policy terms. The Statement concludes the following:
- Having assessed historic trading performance and projected future short-medium term trading conditions, it is considered that continuation of the current Chalk Lane Hotel operation is unsustainable and untenable.
 - Significant investment and repositioning is necessary to convert the business from a marginal and unprofitable condition into a profitable and sustainable enterprise.
 - Via the lengthy (3 year) and unsuccessful marketing process it has been demonstrated that no hospitality investor or operator has the necessary confidence in the prospects of successful turnaround to commit to making such an investment. This leaves the current hotel business in a highly precarious state.

- The short-term options for the hotel are its closure and the mothballing of the site and premises until a purchaser could be found via a subsequent marketing process, or the continued operation of the hotel on a marginal or loss-making basis.
- Either option is likely to be highly undesirable as it will undoubtedly lead to a further deterioration of the listed premises. Moreover, ultimately, the latter option will undermine the hotel's reputation and will likely culminate in its closure in any case due to insolvency at a future date.
- An assessment of alternative uses (B1 offices and C2 elderly person's accommodation) revealed that neither of the alternative uses would represent realistic commercially deliverable and financially viable alternatives to the existing use of the subject premises within the current market. The commercial value generated by such alternative uses, when set against the cost of conversion and allowance for a market facing risk-adjusted return to the developer/investor, would fail to sufficiently financially incentivise the landowner to release the subject premises for either alternative use.

9.3 It is therefore concluded that the submitted Viability & Options Appraisal Statement provides a sufficiently sound and robust case/evidence to support compliance with Development Management Policy DM24.

9.4 The redevelopment of this site for a residential scheme is therefore appropriate in principle, subject to compliance with other relevant development plan policies.

Density

9.5 Policy DM11 - Housing Density states that in principle, proposals for new housing that make the most efficient use of sites within the borough's urban area will be supported in principle. The scheme proposes a density of 75 units per hectare and whilst policy DM11 states that the density of new housing developments in most cases should not exceed 40 dwellings per hectare, exceptions will be considered if the site enjoys good access to services, facilities and amenities via existing public transport, walking and cycling networks and the surrounding townscape has sufficient capacity to accommodate developments of higher density.

9.6 The site is brownfield land in a reasonably sustainable location, within walking distance to a bus stop, and the Epsom railway station. The density is based on a conversion of an existing building with a modest increase in the footprint. The increase in the built area would not have a materially harmful impact on the surrounding townscape and it is therefore concluded that the density would be appropriate for the site.

Impact on the setting of the conservation area and the listed buildings

9.7 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 (1);
- The next oldest part, 'Heathcote House' (2);
- 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; and
- The rear extension of 1, dating from the 1980s.

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

9.9 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 to the front and bulky modern development to the south.

9.10 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.

9.11 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.

9.12 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.

9.13 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 which will improve the building's appearance from Chalk Lane. A new door would be recessed into the 'modern' gable end, allowing refuse collection direct from the bin store.

9.14 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.

9.15 The relatively discreet rear extension would sit comfortably in the local context, and would not appear as an incongruous element in the street scene.

- 9.16 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.
- 9.17 Great importance is attached to good design that positively contributes to local character and that 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.
- 9.18 Paragraph 137 of the NPPF states that new development within a conservation area and 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 the Chalk Lane Conservation Area or harm its significance as a heritage asset.
- 9.19 It is therefore concluded that the proposed scheme in terms of its design, scale and massing would have a minimal impact on the character and appearance of both the immediate and wider area.
- 9.20 The modern extensions would be removed or improved by more sympathetic detailing reflecting the local distinctiveness of the building and this part of the conservation area. The separation of the buildings into two distinct forms, albeit related in use and sharing the functional amenity space, is considered to be a physical and visual improvement.
- 9.21 The approach to alteration, adaptation and extension have been carefully considered having regard to the significance of the heritage asset – the listed buildings and this part of the conservation area and are therefore considered to be justified in terms of scale, mass, form and appearance. The proposal responds positively to the street and contributes to the enhancement of this part of the conservation area. The proposals would ensure that the listed building, albeit reverted to its two separate forms, and this part of the conservation area would be sustained for future generations
- 9.22 The degree of impact is therefore considered to be consistent with the intentions of Policies DM8, DM9, DM10 and CS5

Residential Amenity

- 9.23 The proposed flats in the new rear addition to Woodcote Cottage would face the front elevation of the dwellings in Chalk Paddock at a distance of around 32m which is acceptable to avoid a material loss of privacy.

- 9.24 There would be no windows in the south eastern (rear) elevation of the two storey extension to prevent overlooking of the neighbour property "Stane House".
- 9.25 A Daylight & Sunlight Impact Report (drafted with reference to the Building Research Establishment (BRE) publication (2011), "*Site Layout Planning for Daylight and Sunlight. A Guide to Good Practice*") submitted in support of the application concludes that in all cases the amenity values of daylight and sunlight to neighbouring residential properties would barely change and be retained to a level that satisfies BRE criteria. Annual sunlight availability to neighbouring residential properties has also been fully satisfied.
- 9.26 The report confirmed that daylight within the proposed accommodation would satisfy BRE criteria to 63 of 67 rooms (94.02%). The four exceptions are all bedrooms. Three of these bedrooms are located within the existing listed building and have not been changed. Also, the listing of the building makes a variation of window size, in order to accommodate more daylight, inappropriate. Sunlight availability will vary in response to aspect, but the proposed scheme has ensured that the majority of living rooms would be south facing in accordance with BRE recommendations.
- 9.27 Heathcote House upper floor windows flank entrance walkway at (raised) ground floor level would have high level windows to prevent overlooking of the affected flats in Ashley Court.
- 9.28 The proposed scheme would therefore not result in any loss of light, outlook or privacy to nearest affected residents in accordance with Policy DM10.

Amenity Space

All flats would be provided with either private gardens or access to the communal garden space located between the Woodcote Cottage and Heathcote House, which would meet the requirements of Policy DM12.

Standard of Accommodation

- 9.29 Nineteen of the flats would comply with national space standards in regards to overall gross internal area (GIA) and individual habitable rooms. Two of the flats would fall marginally below the standards (flats 20 and 21), due to the need to maintain the integrity of Heathcote House. It is considered that in this instance the need to preserve the historic features and plan form of the listed building would take precedence over the requirement to adhere to the space standards.

Parking/Access

- 9.30 Paragraph 32 of the NPPF states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are "severe".

- 9.31 Vehicular access would be retained at the rear of the site leading into the car park as per the existing situation. There will be no parking at the front of the site.
- 9.32 29 parking spaces are proposed which would comply with the Council's adopted parking standards which require 1 and 2 bedroom flats outside of the town centre to have a minimum of 1 space per unit, and 3+ bedroom flats to have 1.5 spaces.
- 9.33 Bicycle storage for 27 bicycles would be provided in a "barn" currently located adjacent to the new extension to Woodcote Cottage, within the communal garden area however because of its proximity to the Sycamore this will likely need to be relocated, as agreed by the applicant and covered by condition 17. A communal bin store would be provided within the "modern" part of Woodcote Cottage, with access for bin collection off Chalk Lane. The applicant has confirmed that it would be willing to provide a kerb build out (plus associated dropped kerb) in order to prevent vehicles from parking on-street in the vicinity of the bin store, thus ensuring that the store will be accessible to the Council's Waste and Recycling Team. An appropriate condition to secure this arrangement will be imposed should permission be granted.
- 9.34 A Transport Statement and Draft Construction Traffic Management Plan have been submitted in support of the application. A trip generation assessment has been carried out which demonstrates that there would be a decrease in vehicle trips during the peak hours and daily, resulting in a benefit to the local highway network.
- 9.35 The nearest school in the vicinity of the application site is St Martins C of E Junior School in Worple Road. Concerns have been raised regarding the potential safety of pupils walking to this school from the application site. It is noted that there is a footway along the Chalk Lane frontage of the Atkins site and along most of the north west side of Worple Road, bar a 60m section from the Chalk Lane/Worple Road junction, running towards the school, where properties (or boundary walls) are built on the highway boundary.
- 9.36 Pupils have historically accessed the school via this route and there is no evidence of pedestrian accidents in this vicinity. Surrey County Council Highways have considered whether the creation of a footpath along this 60m section of road is essential infrastructure required to make the development acceptable and they have concluded that this is not the case. The lack of a footpath in this section of Worple Road, could not therefore, be used as a reason for refusal because it is not deemed necessary to make the development work.
- 9.37 The proposal would therefore comply with Policy CS16.

Affordable Housing /Housing Mix

- 9.38 Policy CS9 seeks 40% affordable housing to be provided on developments of 15 and above. The proposal for 21 flats therefore generates a requirement for 8.4 dwellings to be provided on-site as affordable housing units.

- 9.39 Policy DM22 requires all residential proposals for four or more units to be comprised of a minimum of 25% three bedroom, or more, units. The proposed scheme would exceed this requirement with 29% of the units comprising 3 or 4 bedroom units.
- 9.40 The applicant submitted a Viability Report which stated that there is insufficient value in the proposal to support any on-site affordable housing provision. The report also cites the higher construction costs associated with listed buildings as well as the additional professional fees incurred from specialist Heritage consultant advice which has been verified.
- 9.41 This evidence has been scrutinised by the Council's Independent Valuer who is in agreement that whilst the scheme would be unable to support a fully policy compliant affordable housing scheme, there would be a surplus of **£143,940**.
- 9.42 The applicants have subsequently agreed to provide the commuted sum of which would be secured by way of an appropriate legal agreement.

Sustainability and Renewable Energy

- 9.43 Core Strategy Policy CS6 requires proposals to demonstrate how sustainable construction and design can be incorporated to improve the energy efficiency of development.
- 9.44 The applicant submits that the development would follow the energy hierarchy, incorporating passive design measures and energy efficient equipment. It would employ an efficient building fabric, including new insulation to the existing walls and highly efficient replacement glazing, efficient gas heating and heat recovery ventilation to maximise carbon savings for the site. The proposed works would significantly reduce energy use over the existing building. Measures are also incorporated to minimise pollution and reduce water use.
- 9.45 The energy strategy has been developed to be the most appropriate for the site, following the energy hierarchy and making a 4% improvement over Part L for the new residential units. This would represent the best possible improvement for the scheme as all reasonable endeavours have been made by the design team. A very efficient building fabric is specified, along with efficient services. Renewable technologies are not feasible due to site constraints, in order to preserve the fabric and integrity of the listed buildings. The saving achieved is therefore the maximum possible without severely compromising the heritage asset.
- 9.46 The proposal is orientated on an east-west axis with balconies to maximise sunlight to each apartment and it is intended for photovoltaic solar panels to be installed where appropriate on the new build elements. Building materials would include traditional brick facing (sourced as locally as possible) with thermally efficient glazing and insulation, together with heating/ventilation systems and energy/water efficient internal fixtures and appliances to ensure current sustainability standards (with zero carbon aims) are met.

- 9.47 The proposal is indicative in the main and an appropriate planning condition is recommended to secure their inclusion.

Sustainable Drainage System (SuDS)

- 9.48 The applicant has submitted information with regard to the provision of SuDS as part of their application. The Lead Local Flood Authority at Surrey County Council are satisfied that the proposed drainage scheme would meet the requirements set out in paragraphs 051, 079 and 080 of the revised NPPF Planning Practice Guidance (PPG) for Flood Risk and Coastal Change. They recommend that should planning permission be granted, that suitably worded conditions are applied to ensure that the SuDS Scheme is properly implemented and maintained throughout the lifetime of the development.

Ecology

- 9.49 Policy DM4 of the Development Management Policy Document states that every opportunity should be taken to secure net benefit to the borough's biodiversity.
- 9.50 The application is supported by a Bat Report and a Preliminary Ecological Appraisal. A Preliminary Ecological Appraisal (PEA) of the site was carried out in June 2017 by The Ecology Consultancy. This identified that two of the buildings had potential to support roosting bats. A third building and all trees on site were found to have negligible potential.
- 9.51 In line with current survey guidelines a separate dusk emergence survey and dawn re-entry survey was carried out in June and July 2017. No bats were recorded emerging from any of the buildings on site, and as such, a bat roost is likely absent from site and no further survey is required in regards to bats.
- 9.52 It is recommended that conditions be imposed requiring the provision of both bat and bird boxes within the site.
- 9.53 The main findings of the PEA are as follows:
- Dormouse – habitats with low potential to support dormouse were present at the site. In order to comply with legislation, it is recommended that a precautionary method of works is adhered to when disturbing habitats suitable to support this species
 - Great crested newt – two log piles on site have low potential to support hibernating great crested newts and may be affected by the development. In order to comply with legislation, a Habitat Suitability Index Assessment of two off-site ponds was carried out to determine the need for presence/likely absence surveys. Pond 1 was assessed as having poor suitability to support great crested newts and Pond 2 (although with an excellent HSI score) was located over 250 metres away, with poor connectivity to the development site due to a network of roads and houses. As such, no further surveys for great crested newts are recommended.

- Breeding birds – buildings, introduced shrub and scattered trees on site have high potential to support breeding birds and most will be affected by the development. In order to comply with legislation, these habitats should be removed between September to February inclusive which is outside of the main bird breeding season. Where this is not possible, a check for nesting birds prior to vegetation clearance should be undertaken by an experienced ecologist.

9.54 Recommendations to enhance the biodiversity value of the site in accordance with national and local planning policies comprise native scrub and tree planting, good horticultural practice, and the provision of bat roosting opportunities.

9.55 It is recommended that appropriate conditions be imposed on any permission granted.

Landscaping/Trees

9.56 Spaces created between parking places would make room for seven small flowering cherry trees interspersed across the area to provide shade and to reduce the visual impact of the parked cars to the site's rear. The existing garden contains extensive paved areas behind both Heathcote House and the extension to Woodcote Cottage. These would be removed and replaced with lawns and planting. The communal garden would be enlarged by reducing the carpark area, which would be pulled away from the boundary wall to allow more planting. The gravel surface would be retained, but contained with "outlines" which will organise the parking places.

9.57 A new garden would be created within the lightwell between Woodcote Cottage and the modern extension. New paving, trees, hedges and planting would improve the whole forecourt by area eliminating car parking at this junction. Hedges and gardens would be extended along Woodcote End.

9.58 Of the thirteen trees recorded at the site, five are now proposed for removal. It is accepted that two of these (T2 and T12) are weak trees with defects that are also poorly positioned and no objection is raised to their removal. At pre-application stage the proposals did not result in the loss of these 5 trees, (however no technical detail was submitted to verify this). This was because a much larger extension was proposed to the eastern elevation of Woodcote House. However officers were of the opinion that the additional massing in this area should be reduced and redesigned on heritage grounds. Some of that massing was relocated to the southern elevation of Heathcote House. In heritage terms this is the preferred option and is considered to have an overall benefit to the setting of the listed buildings and an improvement to the appearance of the conservation area.

9.59 However this has resulted in the proposed loss of 3 trees with amenity value and potentially threatens 2 further trees (the Sycamore (T5) and the Western Red Cedar (T8)). The Tree Officer has raised an objection to the proposals on the basis that the development threatens these 5 trees and these comments are set out in the consultation section.

9.60 In order to try and address concerns regarding the Sycamore and the Western Red Cedar the applicant would be happy to relocate the cycle store elsewhere within the site and has agreed to undertake exploratory works and to construct the affected part of the development using pile foundations if necessary, to secure the retention of the Western Red Cedar. It is noted that the Western Red Cedar is already quite close to the existing buildings and that they have co-existed together for many years however its condition has started to deteriorate and therefore I do not believe that its retention could be insisted upon. Condition 15 requires the developer to investigate how this can be done and the applicant is happy with this approach.

9.61 The three remaining trees proposed for removal the applicant's arboriculture consultant has provided a detailed assessment of the trees' condition and potential life expectancy to justify their removal and these are set out set out in the table below:-

Tree No.	Tree	Tree Consultant's Assessment
T7	Holly	Proposed removal. The tree is broadly secluded from public vantage points and is somewhat sparse suggesting reduced vigour and life expectancy; the tree is suppressed by adjacent retained trees. Replacement tree planting is proposed.
T8	Western Red Cedar	Proposed retention. The tree appears somewhat stressed and this may be resultant from the past removal of a significant part of the tree, the wound of which is now covered with ivy. The foliage is dull and chlorotic in places. The density of the canopy is lower than it should be. The tree has survived in position in the same juxtaposition to living accommodation for many years. It is not proposed to remove this tree.
T9	Silver Birch	Proposed removal. This tree is mature for the species and already showing symptoms of deterioration. It grows within a small 'island' of soil and adjacent to a high brick garden wall. The roots of the tree will have limited capacity to extend laterally beyond positions of the surrounding walls and their foundations. Consequently, the available soil resources are a limiting factor for the tree's continued growth and it is noted that slight sparseness and peripheral canopy die-back has commenced. Replacement tree planting is proposed, which will offer sustainability to the public treescape for the future.

T10	Ash	Proposed removal. The tree's base seems to arise from a raised area of land adjacent to the western flank of the adjacent garage, which it is causing damage to. Whilst it might be possible to retain this tree in practical terms, it is not sound arboriculture to retain a tree of this nature at close proximity to the proposals and replacement tree planting in this case is the sustainable and sensible approach.
T5	Sycamore	Proposed retention. It would not be unreasonable to continue to maintain this tree by light canopy reduction and light thinning work to contain and preserve this tree in this setting however if this is not possible the cycle site could be relocated.

9.62 It is proposed to plant at least 9 new trees (Birch, Flowering Red Cherry, Yew, Western Red Cedar) within the site and this is considered to go some way to mitigating against the loss of the Silver Birch, Holly and the Ash. It is noted that the Holly has limited visibility in the public domain and is crowded by several other nearby trees. The Silver Birch has high amenity value but is nearing its useful life and its condition is deteriorating. Similarly the Ash is highly compromised due to its location hard up against a boundary wall and next to a garage structure on the other side, which is proposed to be removed to make way for the development proposals. Removal of the garage will expose part of the root system and will inevitably threaten the stability of the tree. The arboriculture report sets out that the health and condition of all three of these trees are compromised and that they do not have a long life expectancy. This is a significant consideration when weighing up the development proposals.

9.63 In reaching a recommendation to grant planning permission for these proposals the loss of these 3 trees has been very carefully considered in light of the planning benefits. The provision of 21 units of accommodation through a series of alterations, extensions and improvements to the fabric of the buildings and their layout, which secure the life expectancy of this listed building well into the future, amongst other benefits such as a contribution to affordable housing are considered to outweigh the loss of the 3 trees.

Community Infrastructure Levy

9.27 The proposed scheme is CIL liable.

10 Conclusion

- 10.1 The proposed conversion of Chalk Lane Hotel would provide 21 high-quality homes and secure the protection and continued use of the listed buildings into the future. The modern extensions would be removed or improved by more sympathetic detailing reflecting the local distinctiveness of the building and this part of the conservation area. The separation of the buildings into two distinct forms, albeit related in use and sharing the functional amenity space, is considered to be a physical and visual improvement. The retention of more modern fabric, its adaptation and extension would provide a clear hierarchy, ensuring that the main historic buildings remain the dominant forms in the street scene and this part of the conservation area.
- 10.2 The assessment considers that the present proposal would cause little harm to the significance of the Chalk Lane Hotel. This low level of harm must be given great weight in the decision making process and is considered to equate to 'less than substantial' harm as per Paragraph 134 of the NPPF.
- 10.3 Therefore this low level harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. The case presented by the applicant's agent clearly demonstrates that the continued use of the hotel, or as an employment generating use is not viable. The buildings are in need of careful conservation and improvement and the associated costs of doing so do not equate with the successful continuation of the hotel function.
- 10.4 The approach to alteration, adaptation and extension has been carefully considered having regard to the significance of the heritage asset – the listed buildings and this part of the conservation area and are therefore considered to be justified in terms of scale, mass, form and appearance. The proposal responds positively to the street and contributes to the enhancement of this part of the conservation area. The proposals would ensure that the listed building, and this part of the conservation area would be sustained for future generations.
- 10.5 The proposed conversion and extension of the building would provide 21 new residential units which considered to be a public benefit particularly given the lack of a 5 year housing land supply and the shortage of sites that are considered to be suitable, available and deliverable.
- 10.6 The proposed change of use would respond to market demand, and represents a sustainable form of development which would bring economic benefits to the wider borough.
- 10.7 The loss of the three significant trees is regrettable however the condition of each of these trees is compromised and a planting plan is proposed to mitigate for this loss.

10.8 The proposal has given special regard to the desirability of safeguarding the identified heritage assets. Paying due regard to the statutory duties and policy requirements, it is considered that the public benefits to be derived from the proposals demonstrably outweigh the low level of harm that would arise. This is also measured against the fact that the buildings would be put to beneficial and sustainable uses. The scheme is therefore recommended for APPROVAL.

11 Recommendation

Part A

11.1 **Subject to a legal agreement being completed and signed to secure the following heads of terms:**

a) **A commuted sum of £143,940 in lieu of off-site affordable housing contributions.**

11.2 **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 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 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) **No development shall take place until full details, of both hard and soft landscape proposals, including a schedule of landscape maintenance for a minimum period of 5 years, have been submitted to and approved in writing by the local planning authority. The approved landscape scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of the development hereby approved and thereafter retained.**

Reason: To ensure the provision, establishment and maintenance of an appropriate landscape scheme in the interests of the visual amenities of the locality in accordance with Policy CS5 of the Core Strategy (2007)

and Policies DM5 and DM9 of the Development Management Policies 2015.

- (4) No new development shall be occupied until space has been laid out within the site in accordance with the approved plans for a maximum of 29 cars and a minimum of 27 bicycles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. The parking area shall be used and retained exclusively for its designated use.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to accord with the provisions of Policy CS16 of the Core Strategy 2007

- (5) The proposed development shall not be occupied until the layby on Chalk Lane north of the access has been removed and replaced with a footway in accordance with a scheme to be submitted to and approved in writing with the Local Planning Authority, all to be permanently retained.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to accord with the provisions of Policy CS16 of the Core Strategy 2007

- (6) No development shall commence until a Construction Transport Management Plan, to include details of:

(a) parking for vehicles of site personnel, operatives and visitors

(b) loading and unloading of plant and materials

(c) storage of plant and materials

(d) programme of works (including measures for traffic management)

(e) provision of boundary hoarding behind any visibility zones

(f) HGV deliveries and hours of operation

(g) vehicle routing

(h) measures to prevent the deposit of materials on the highway

(i) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused

(j) no HGV movements to or from the site shall take place between the hours of 8.00 and 9.15 am and 3.15 and 4.00 pm (adjust as necessary according to individual school start and finish times) nor shall the contractor permit any HGVs associated with the development at the site to be laid up, waiting, in Chalk Lane, Woodcote End or any other adjacent roads during these times has been submitted to and approved in writing

by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to accord with the provisions of Policy CS16 of the Core Strategy 2007

- (7) Prior to the occupation of the development, a Travel Statement shall be submitted for the written approval of the Local Planning Authority in accordance with the sustainable development aims and objectives of the National Planning Policy Framework, and Surrey County Council's "Travel Plans Good Practice Guide", to provide details of leisure, retail, employment, education and medical land uses within 2km walking distance and 5km cycling distance of the site and bus and train facilities within 400 metres and 800 metres of the site, to each of the 21 dwellings.

And then the approved Travel Statement shall be implemented upon first occupation of the site and for each and every subsequent occupation of the development.

Reason: In recognition of Section 4 "Promoting Sustainable Transport" in the National Planning Policy Framework 2012.

- (8) Prior to the commencement of the development details of sustainability measures shall be submitted to and approved in writing by the local planning authority. These details shall demonstrate how the development would be efficient in the use of energy, water and materials including means of providing the energy requirements of the development from renewable technologies. The development shall be carried out in strict accordance with the approved details prior to the first occupation of the building, shall be maintained as such thereafter and no change shall take place without the prior written consent of the local planning authority.

Reason: To ensure that measures to make the development sustainable and efficient in the use of energy, water and materials are included in the development in accordance with Policy CS6 of the Core Strategy (2007).

- (9) The residential units hereby approved shall not be occupied until they have achieved a water efficiency standard using not more than 110 litres per person per day maximum indoor water consumption.

Reason: To ensure that the development is sustainable and makes efficient use of water to comply with Policy DM12 of the Development Management Policies 2015.

- (10) Prior to the commencement of works, details of the location and appearance of service meters shall be submitted to and agreed in writing by the local planning authority. The works shall be carried out in accordance with the approved details.

Reason: To control and safeguard the character and appearance of the historic buildings and new build elements in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM8 and DM9 of the Development Management Policies 2015.

- (11) No development shall take place until details and location of the installation of bird boxes, bat and bee bricks to enhance the biodiversity interest of the site have been submitted to and agreed in writing by the local planning authority. The scheme shall be implemented in full prior to the occupation of the development hereby approved and thereafter maintained.

Reason: To enhance biodiversity and nature habitats in accordance with Policy CS3 of the Core Strategy (2007) and Policy DM4 of the Development Management Policies 2015.

- (12) The development hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the planning authority. Those details shall include:

a) A design that satisfies the SuDS Hierarchy

b) A design that is compliant with the national Non-Statutory Technical Standards for SuDS, National Planning Policy Framework and Ministerial Statement on SuDS

c) Details of how the Sustainable Drainage System will cater for system failure or exceedance events, both on and offsite,

d) Details of how the Sustainable Drainage System will be protected and maintained during the construction of the development,

e) Finalised drawings ready for construction to include: a finalised drainage layout detailing the location of SUDs elements, pipe diameters and their respective levels and long and cross sections of each SuDS Element

f) A management and maintenance plan that details maintenance regimes and responsibilities

Reason: To ensure that the principles of sustainable drainage are incorporated into the development and to reduce the impact of flooding in accordance with Policy CS6 of the Epsom and Ewell Core Strategy (2007) and Policy DM19 of the Development Management Policies 2015.

- (13) Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority to demonstrate that the Sustainable Drainage System has been constructed as per the agreed scheme.

Reason: To ensure the Sustainable Drainage System is designed to the technical standards and to ensure that the principles of sustainable drainage are incorporated into the development and to reduce the impact of flooding in accordance with Policy CS6 of the Epsom and Ewell Core Strategy (2007) and Policy DM19 of the Development Management Policies 2015.

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

1530-20a Site Plan As Proposed

1530-21a GF As Proposed

1530-22a FF As Proposed

1530-23a SF As Proposed

1530-24a Roof As Proposed

1530-25a Context Elevn To Woodcote End

1530-26a Context Elev To Chalk Lane

1530-27a Context Elev To Carpark

1530-28a Context Elev To Garden

1530-29 Sectional Elev Old Buildings

1530-30a End Elevations Heathcote House

1530-31 Section BB Thru Old Bldgs

1530-32a Section AA Thru Woodcote Cottage

1530-34 Elevation Locations

1530-35a Elevation 1

1530-36a Elevation 2

1530-37 Elevation 3

1530-38 Elevation 4

1530-39a Elevation 5

1530-40a Elevation 6

1530-41a Elevation 7

1530-42 Elevation 8

- 1530-43 Elevation 9**
- 1530-44a Elevation 10**
- 1530-45a Elevation 11**
- 1530-46 Elevation 12**
- 1530-47 Elevation 13**
- 1530-48a Elevation 14**
- 1530-49a Elevation 15**
- 1530-50 Demolitions Overview**
- 1530-51 Woodcote Co GF Alterations**
- 1530-52 Woodcote Co FF Alterations**
- 1530-53 Woodcote Co SF Alterations**
- 1530-54 Heathcote Ho GF Alterations**
- 1530-55 Heathcote Ho FF Alterations**
- 1530-56 Overview GF Alterations**
- 1530-57 Overview FF Alterations**
- 1530-61a Bikestore Details**
- 1530-62a Wildlife Box Details**
- 1530-63 Carpark Details**

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

- (15) No development to Heathcote House shall take place until details of the investigatory groundworks in respect of the Western Red Cedar have been submitted to and approved by the local planning authority. The works shall be carried out in strict accordance with the recommendations of this report as agreed by the local planning authority.**

Reason: To protect the tree on site in the interests of the visual amenities of the locality in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM5 and DM9 of the Development Management Policies 2015.

- (16) No demolition, site clearance or building operations shall commence on site until the protective fencing and other protection measures as shown**

on Drawing Number TPP1_CLH Rev A in the Arboricultural Method Statement by ACS (Trees) Consulting dated 14 November 2017 have been installed. At all times until the completion of the development, such fencing and protection measures shall be retained as approved. Within all fenced areas, soil levels shall remain unaltered and the land kept free of vehicles, plant, materials and debris.

Reason: To protect the trees on site which are to be retained in the interests of the visual amenities of the locality in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM5 and DM9 of the Development Management Policies 2015.

- (17) No development shall take place until details of secure bicycle parking facilities for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the local planning authority. These facilities shall be fully implemented and made available for user prior to the occupation of the development hereby permitted and shall thereafter be retained for such use at all times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles in accordance with Policy CS16 of the Core Strategy (2007) and Policy DM36 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) The water efficiency standard required under Condition 9 has been adopted by the local planning authority through the Development Management Policies 2015. This standard is the 'optional requirement' detailed in Building Regulations 2010, Part G Approved Document (AD) Buildings Regulations (2015), at Appendix A paragraph A1.

The applicant is advised that this standard can be achieved through either:

- (a) using the 'fittings approach' where water fittings are installed as per the table at 2.1 in the AD or
- (b) using the water efficiency calculation methodology detailed in the AD Part G Appendix A.
- (3) This form of development is considered liable for the Community Infrastructure Levy (CIL). CIL is a non-negotiable charge on new developments which involve the creation of 100 square metres or more of gross internal floorspace or involve the creation of a new dwelling, even when this is below 100 square metres. The levy is a standardised,

non-negotiable charge expressed as pounds per square metre, and are charged on the net additional floorspace generated by a development.

You will receive more information regarding the CIL in due course.

More information and the charging schedule are available online

<http://www.epsom-ewell.gov.uk/residents/planning/planning-advice/community-infrastructure-levy-cil-guidance>

- (4) You are advised that no construction work should be carried out in such a manner as to be audible at the site boundary before 07.30 hours on Monday to Friday or after 18.30 hours on Monday to Friday; no construction work should be audible at the site boundary before 08.00 and after 13.00 hours on Saturdays and no construction work of any nature shall be carried out on Sundays or Bank Holidays or Public Holidays.

Part B

In the event that the section 106 Agreement referred to in Part A is not completed by 6 April 2018 the Head of Place Development be authorised to refuse the application for the following reason:

In the absence of a completed legal obligation under section 106 of the Town and Country Planning Act 1990 (as amended), the applicant has failed to comply with CS9 (Affordable Housing) and CS12 (Developer Contributions) of the 2007 Core Strategy in relation to a commuted sum in lieu of the off-site provision of affordable housing units.