Application No: 2015/1266
Application Type: LB
Case Officer: Aneta Mantio
Ward: Cobham Downside
Expiry Date: 21/05/2015
Location: 46 Portsmouth Road Cobham Surrey KT11 1HY
Listed Building Consent: Conversion of the existing White Lion building to provide 4 flats in association with application for planning permission 2015/0997 for redevelopment of the site comprising of 5 two/three storey buildings with rooms in the rooftop, dormer windows and balconies to provide 26 retirement flats and 20 affordable flats; conversion of the White Lion building to provide a further 4 flats; along with associated parking, landscaping and access from Between Streets and Portsmouth Road
Applicant: Beechcroft Developments
Mr Giles Brockbank
Hunter Page Planning Ltd
Thornbury House
Agent: 18 High Street
Cheltenham
Gloucestershire
GL50 1DZ
Decision Level: If Grant Consent – Sub-Committee
If Refuse Consent – Sub-Committee
Recommendation: Grant Consent

Representations: 25 letters of objection from 21 properties and two from the Cobham Conservation & Heritage Trust and 4 letters of comments from three properties have been received concerned with the following matters:

- The building to the rear of the White Lion is too high and would harm the listed building;
- Inappropriate design;
- Archaeological survey should be required;
- Excessive mass & cramped form of development;
- Density is too high;
- Lack of landscaping;
- Inadequate parking provision;
- Future signs & adverts in connection with estate agencies should be restricted by condition;
- The affordable housing provision;
- Insufficient community involvement prior to the submission of the current application;
- This is an inappropriate site for elderly residents;
- Flood risk assessment does not address the localised surface water flooding;
- The question of large refuse collection has been ignored;
- Failure to notify residents who submitted representation letters to the previous applications.

The application has been promoted by Cllr Mitchell if the recommendation is to grant consent.

***This application qualifies for Public Speaking***

Report
Description

1. The application relates to the White Lion, a detached, former coaching inn and a Grade II Listed building dating from the late 16th century located at a junction of Portsmouth Road and Between Streets in Cobham.

Constraints

2. The relevant constraint is:

- Grade II Listed Building

Policy

3. In addition to the National Planning Policy Framework and the National Planning Practice Guidance, the following local policies and guidance are relevant to the determination of this application:

The Planning (Listed Buildings and Conservation Areas) Act 1990

Core Strategy 2011
CS1 – Spatial Strategy
CS10 – Cobham, Oxshott, Stoke D’Abernon and Downside
CS17 – Local Character, Density and Design

Development Management Plan 2015
DM1 – Presumption in favour of Sustainable Development
DM2 – Design and amenity
DM12 – Heritage

Design & Character SPD 2012
Including the Companion Guide: Cobham, Oxshott, Stoke D’Abernon & Downside

Relevant Planning History

4. There is an extensive planning history, however of direct relevance are the following applications:

<table>
<thead>
<tr>
<th>Reference</th>
<th>Description</th>
<th>Decision</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014/3752</td>
<td>Listed Building Consent :Re-use of existing two storey detached building with rooms in roof space (White Lion) to provide 4 flats in conjunction with planning permission 2014/3417</td>
<td>Refused as the proposed demolition of the curtilage listed outbuilding would be detrimental to the historic setting of the listed building; and due to the proposed buildings being of insufficient quality design that would detract from the setting and appearance of the listed building and from the character of the area in general.</td>
</tr>
<tr>
<td>2011/6756</td>
<td>Listed Building Consent for demolition of existing outbuildings in association with planning permission 2011/6581 for creation of customer car park to the rear of the Vermont Exchange.</td>
<td>Refused as being detrimental to the setting of the listed building.</td>
</tr>
<tr>
<td>2011/6757</td>
<td>Listed Building Consent: 7 houses and 7 flats following removal of existing terrace/decking area in association with application 2011/6582</td>
<td>Permitted</td>
</tr>
</tbody>
</table>
Proposal

5. This application is the associated listed building consent for works required in connection with application 2015/0997 for conversion of the White Lion building to residential use (C3 Use Class) to create six apartments with internal and external alterations including part demolition of the building.

6. The originally submitted proposal was amended during the course of the application in order to retain the later Victorian, two-storey rear extension within the east wing of the White Lion. This part of the building would be converted to two flats.

Consultations

7. Listed Buildings Officer – When compared with the recently refused scheme ref. 2014/3752, the current proposal retains the rear extension to the southeast; and the brick outbuilding within the curtilage of the listed building that would be re-used as a refuse bin store and a maintenance office. The removal of the visually damaging late 20th century kitchen and toilet rear extension is welcome. The visual prominence of the listed building is considered to be preserved. In conclusion, the overall scheme is a balanced proposal and therefore, subject to conditions, no objection has been raised.

8. Surrey County Council (Archaeology) – Raised no objection, subject to conditions.

9. Society for the Protection of Ancient Buildings – Whilst suggest some further improvements to the current proposal, they raise no objection, subject to appropriate conditions relating to detailing and specification.

Positive and Proactive Engagement

10. In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of 186-187 of the NPPF by making available pre-application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.

11. The applicant sought a pre-application advice following refusals of the previous schemes ref. 2014/3417 & 3752. In general terms, the amended scheme was considered to address the reasons for refusals.

Planning Considerations

12. This is an application for a listed building consent for the works proposed under planning application 2015/0997. Accordingly, the only consideration for this application is if any proposed works and/or alterations (including the demolition of part of a building) are likely to affect the character of a building of special architectural or historical interest.

13. The reason for refusal of the recent Listed Building Consent application ref. 2014/3752 included reference to the demolition of a single storey outbuilding to the rear of the White Lion; and to the design quality of the buildings within the application site, which were considered to detract from the appearance and setting of a listed building and the wider surrounding area. The planning consideration would be therefore formed by the assessment of the proposed amended scheme against those reasons for refusal.

14. The outbuilding, the subject to the first reason for refusal would be retained as part of the current scheme and would be converted into a covered refuse bin storage area and a site maintenance office. The conversion would be subject to some internal and external changes, particularly in terms of the fenestration details – relocation of the existing doors and windows and re-roofing of the building. The Listed Building’s Consultant comments that subject to proper detailing and acceptable choice of bricks (in terms of their size, texture, colour, bonding and pointing) that would be compatible with the existing building and similarly with the roof, the
The conversion of the outbuilding is considered acceptable. These requirements could be secured by condition. As such, it is considered that the first reason for refusal has been addressed in the current submission.

15. The second reason for refusal relates to the quality of design of the new buildings on the application site and within the wider surrounding area, with particular regard to their impact on the setting of the listed building. When compared with the original submission ref. 2014/3417, the scale, layout and detailing have been subject to substantial alterations. Whilst the overall proposal still includes two and three-storey buildings; their height was generally reduced, by approximate maximum of 0.8m. The proposed layout introduces smaller buildings in terms of their footprint, which allows for greater separation distances between the new blocks and the listed building with larger soft landscaped areas. The additional detailing in terms of brick work and a variety of external materials of both walls and roofs is considered to better reflect the appearance of the renovated (as proposed) White Lion building. Furthermore, the setback of the proposed blocks PD1 and PD2, being in line with the adjacent mixed-use building No’s. 58-72 Portsmouth Road, would allow for long views of the White Lion on approach from northeast along Portsmouth Road. As such, the proposal is considered to preserve the setting of the listed building.

16. The proposed development is also considered to improve the overall visual perception of the application site within the respective street scenes of Portsmouth Road and Between Streets, as indicated on the proposed street scene plans.

17. There is another outbuilding to the south of the listed building, which was used as stables serving the inn. This is attached to the rear of No’s. 44/46a Portsmouth Road with its main elevation facing the White Lion. The building dates from the 18th Century with later alterations and repairs. Very few important features remain, such as a metal ring and hook on the exterior, a sliding sash window and the roof trusses. This building is to be retained for cycle and bin storage. The proposed use is considered acceptable.

18. The Council has a duty to take into account the protection of the listed building and its setting. It is considered that, subject to appropriate planning conditions this would be achieved. There are also a number of public benefits that would flow from this scheme, including the restoration of the listed building and the stables and securing their long term use. The proposed development is considered to be in accordance with the requirements of the NPPF and of the other relevant legislation and local policies outlined above.

Matters raised in Representations

19. The matters raised have been addressed in the planning considerations above. It should be noted that the above assessment is made based on the considerations solely on the issues regarding the potential impact on the listed building. A wider consideration regarding the issues of the affordable housing provision, density, parking and the others are discussed under the associated full planning application ref. 2015/0997.

Conclusion

20. On the basis of the above, and in light of any other material considerations, the proposal is considered to be in accordance with the development plan. Accordingly, the recommendation is to grant listed building consent.

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<thead>
<tr>
<th>Case Officer Checklist</th>
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<td>Neighbour Notifications</td>
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<tr>
<td>Consultations</td>
<td>AMA 29/04/2015</td>
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<tr>
<td>Drawings</td>
<td>AMA 03/08/2015</td>
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<tr>
<td>Site Visit Notes</td>
<td>AMA 08/05/2015</td>
</tr>
</tbody>
</table>
Recommendation: Grant Listed Building Consent

Conditions/Reasons

1  LISTED BUILDING CONSENT - TIME LIMIT
The work to which this consent relates must be begun not later than the expiration of three years beginning with the date on which the consent is granted.

Reason: To comply with Section 51 of Part 4 of the Planning and Compulsory Purchase Act 2004.

2  LIST OF APPROVED PLANS
The development hereby permitted shall be carried out in strict accordance with the following list of approved plans: 000 Rev A, 1002 Rev A, 1007 Rev B, 1008 Rev B, 1016 Rev A, all received on 10/03/2015; Arboricultural Report by Ruskins Group Consultancy ref 0514-1539 Rev 1 dated August 2014 and TPP-01 Rev 2, both received on 26/03/2015; 1001 Rev F, 1004 Rev C, 1005 Rev C, 1011 Rev E, 1013 Rev B, 1015 Rev B, all received on 25/06/2015; 1014 Rev C received on 29/06/2015; 1001 Rev L and 1012 Rev D, both received on 28/07/2015.

Reason: To ensure that the development is carried out in a satisfactory manner.

3  MATERIALS SAMPLES
NO DEVELOPMENT SHALL TAKE PLACE UNTIL DETAILS AND SAMPLES OF THE MATERIALS TO BE USED ON THE EXTERNAL FACES AND ROOF OF THE BUILDINGS (INCLUDING WINDOWS/DOOR FRAMES FOR THE WHITE LION BUILDING, THE STABLE (REAR OF 44/46A PORTSMOUTH ROAD) AND THE BIN STORAGE/OFFICE BUILDING TO ITS REAR ONLY) HAVE BEEN SUBMITTED TO AND APPROVED IN WRITING BY THE BOROUGH COUNCIL. DEVELOPMENT SHALL BE CARRIED OUT IN ACCORDANCE WITH THE APPROVED DETAILS.

Reason: To ensure that a satisfactory external appearance is achieved of the development in accordance with Policies DM2 and DM12 of the Elmbridge Development Management Plan 2015. It is considered necessary for this to be a pre-commencement condition because the use of satisfactory external materials goes to the heart of the planning permission.

4  LISTED BUILDING CONSENT - REPAIR WORK
PRIOR TO ANY WORKS COMMENCING TO DEMOLISH THE EXTENSIONS TO THE REAR OF THE LISTED BUILDING FULL DETAILS OF THE METHOD OF DEMOLITION SHALL BE SUBMITTED TO AND APPROVED BY THE COUNCIL AND THE WORK SHALL BE CARRIED OUT AS APPROVED. ONCE DEMOLITION IS COMPLETE AND PRIOR TO COMMENCEMENT OF ANY OTHER WORKS OF REPAIR OR EINSTATEMENT THE LISTED BUILDING SHALL BE ADEQUATELY PROTECTED FROM THE ELEMENTS AND FULL DETAILS OF THE METHOD OF REINSTATEMENT/REPAIR OF THE REAR ELEVATION OF THE BUILDING SHALL BE SUBMITTED TO AND APPROVED BY THE COUNCIL. THE WORKS OF REINSTATEMENT AND REPAIR SHALL BE CARRIED OUT AS APPROVED UNLESS OTHERWISE AGREED IN WRITING BY THE COUNCIL.


5  ARCHAEOLOGY - SCHEME OF WORKING (SITE OF HIGH ARCHAEOLOGICAL POTENTIAL)
NO DEVELOPMENT SHALL TAKE PLACE UNTIL THE APPLICANT HAS SECURED THE IMPLEMENTATION OF A PROGRAMME OF ARCHAEOLOGICAL WORK ON THE SITE IN ACCORDANCE WITH A WRITTEN SCHEME OF INVESTIGATION WHICH HAS BEEN
SUBMITTED BY THE APPLICANT AND APPROVED IN WRITING BY THE BOROUGH COUNCIL.

Reason: The site is one of/within an area of high archaeological potential and it is important that the archaeological information should be preserved as a record before it is destroyed by the development in accordance with Policy DM12 of the Elmbridge Development Management Plan 2015.

6 LISTED BUILDING CONSENT - DETAILED PLANS
NO DEVELOPMENT SHALL TAKE PLACE UNTIL A CONDITION SURVEY AND RESTORATION PROGRAMME HAS BEEN SUBMITTED TO AND APPROVED IN WRITING BY THE LOCAL PLANNING AUTHORITY. THE SUBMITTED DETAILS SHALL INCLUDE:

- DETAILS OF REPLACEMENT OF SKIRTINGS, DOOR LININGS AND ARCHITRAVES WHICH ARE MISSING OR DAMAGED AND WHICH MUST BE REPLICATED ACCURATELY IN WOOD IN SIZE AND PROFILE. DOOR HEIGHTS SHALL NOT BE RAISED TO FORM STANDARD SIZE OPENINGS AND SLOPING FLOORS SHALL NOT BE LEVELLED.

- DETAILS OF THE REMOVAL AND REPLACEMENT OF PLASTER MUST RESPECT CORNICE, ARCHITRAVE AND SKIRTING DETAILS. INTERNAL WALLS ARE IN LATH AND PLASTER, SOME AREAS ARE LOCALLY DAMAGED. DETAILS SHALL BE SUBMITTED TO SHOW THIS FINISH TO BE RETAINED WHERE POSSIBLE. DAMAGED AREAS MAY BE MADE GOOD WITH STAINLESS STEEL LATHING. AS MUCH ORIGINAL FABRIC AS POSSIBLE SHOULD BE RETAINED IN THESE AREAS.

- DETAILS OF WINDOWS TO BE REMOVED AND RENOVATED AND/OR REPLACED. ALL TIMBER WINDOWS IN THE ORIGINAL BUILDING ARE TO BE REPAIRED, RENOVATED AND MADE GOOD, WHERE THIS IS NOT PRACTICALLY POSSIBLE, REPLICA MUST BE MANUFACTURED TO REPLICATE THE ORIGINAL SINGLE GLAZED WINDOWS IN EVERY WAY. ALL ORIGINAL GLASS MUST BE RETAINED.


7 RESTORATION OF RETAINED OUTBUILDING
NO DEVELOPMENT SHALL TAKE PLACE UNTIL DETAILING INCLUDING THE CHOICE OF BRICKS, SIZE, COLOUR, TEXTURE, BONDING AND POINTING HAVE BEEN SUBMITTED TO AND APPROVED IN WRITING BY THE LOCAL PLANNING AUTHORITY. ROOF COVERINGS ARE TO BE REPAIRED OR REPLACED IN MATCHING CLAY TILES. THE DEVELOPMENT SHALL BE CARRIED OUT IN ACCORDANCE WITH THE APPROVED DETAILS.

Reason: To ensure the compatibility of repair work and any new or filled in openings with the original character of the building in line with the requirements of Policy DM12 of the Elmbridge Development Management Plan 2015.