 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:		PLANNING COMMITTEE
	DATE:		23 January 2019
	REPORT OF:		HEAD OF PLACES AND PLANNING
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AGENDA ITEM:	11	WARD:	Reigate Central

APPLICATION NUMBER:		18/02272/LBC	VALID:	06 November 2018
APPLICANT:	Mr Peter Burgess		AGENT:	
LOCATION:	TUNNEL CAVES, 1 TUNNEL ROAD, REIGATE			
DESCRIPTION:	Install of escape ladder way from sand caves to tunnel road street level, including new doorway in existing brick wall.			
All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail.				

This application is referred to Committee in accordance with the Constitution as the application is on Council owned land. A declaration of interest has also been received from the Leader of the Council.

SUMMARY

This is an application for listed building consent, for the installation of an escape ladder way from sand caves to Tunnel Road street level, including new doorway in the existing brick wall.

Listed Building Consent is required as the proposal affects a pre-1948 curtilage structure to the Grade II listed Tunnel.

The conservation officer has raised no objection and it is considered that the proposal would not harm the character of the listed Tunnel and is therefore considered acceptable.

RECOMMENDATIONS

Listed Building Consent is **GRANTED** subject to conditions

Consultations:

Conservation officer – No objection subject to conditions

County Archaeologist - No objection – The proposal does not involve any substantial disturbance to historic fabric or archaeology

County Highway Authority – No objection following confirmation door would open inwards

Representations:

No neighbour letters were issued in light of the non-residential location of the site. A site notice was posted on the 6th December 2018. As of 21 December no responses have been received.

1.0 Site and Character Appraisal

- 1.1 The application relates to the caves (old sand workings) beneath Reigate Castle and grounds. The caves form part of a scheduled ancient monument. The siting of the proposed emergency escape door for the caves relates to a small area of land on Tunnel Road, a pedestrian route that links London Road and Reigate town centre. The Tunnel itself is an 1823 W Constable Grade II Listed Building.
- 1.2 The door would be located within the tunnel embankment where there is an existing area of brickwork that post-dates the Tunnel. Trees are located on the bank above, these would not be impacted by the proposed works.
- 1.3 The site is located within Reigate Town Centre Conservation Area, and within a number of other heritage, geologic and archaeological designations see list above. The nearest property is Castle Cottage located to the south-west of the application site, at a different ground level and within the Castle grounds.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: Advice given by the conservation officer in respect of proposed work.
- 2.2 Improvements secured during the course of the application: Clarification was sought regarding the opening of the door. Further improvements have not been sought as the application is considered acceptable as proposed.
- 2.3 Further improvements could be secured: A materials condition is proposed to ensure an appropriate quality of materials with regards the listed building.

3.0 Relevant Planning and Enforcement History

- 3.1 None on file

4.0 Proposal and Design Approach

- 4.1 This is a listed building consent application for the installation of an escape ladder way from sand caves to Tunnel Road street level, including a new doorway in the existing brick wall.
- 4.2 The purpose of the application is to deliver a safe second means of exit in addition to the cave entrance to comply with the Mines Inspectorate requirements. The new exit is not being provided for regular use and is only proposed for emergency purposes.
- 4.3 The new access door and frame would be painted blue. No part of the existing structure within the caves is to be removed. The new steel mesh platform to be provided at street level and the new steel caged access ladder (fixed from the new platform to the floor of the cave) would restore the original purpose of the escape shaft, utilising steelwork to current engineering and safety standards. The new platform, steelwork and door frame would be bolted/resin bonded to existing brickwork with no archaeological impact.
- 4.4 The proposal does not require a planning application. Listed Building Consent is required as the proposal affects a pre-1948 curtilage structure to the Grade II listed Tunnel.

5.0 Policy Context

5.1 Designation

Curtilage structure to Grade II Listed Building
Scheduled Ancient Monument
Reigate Town Centre Conservation Area
Regionally Important Geological Site
Site Reigate Castle Historic Park & Garden
Reigate Castle & Historic Core Archaeological Area

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)
CS4 (Valued Townscapes and Historic Environment)

5.3 Reigate & Banstead Borough Local Plan 2005

Heritage Sites Pc9

5.4 Other Material Considerations

National Planning Policy Framework
National Planning Practice Guidance
Supplementary Planning Guidance Surrey Design

Local Distinctiveness Design Guide

Other

Human Rights Act 1998
Circular 05/2005
Community Infrastructure Levy
Regulations 2010

6.0 Assessment

6.1 As the application is for listed building consent, the only issue to consider is:

- Impact to the listed building / structure and setting

Impact to the Listed Structure and setting

6.2 The application is subject to assessment against Policy Pc9 of the Borough Local Plan. In light of the listed status of the Tunnel the Conservation Officer was consulted and commented as follows:-

Listed Building Consent is required as affecting a pre-1948 curtilage structure to the listed Tunnel. However the brickwork affected post-dates the Tunnel and the work is unobtrusive so I have no objection from a conservation viewpoint subject to the following condition:

(1) The external door and frame shall be painted or finished dark blue before installation.

6.3 In light of the above I concur with the view of the conservation officer that the proposed development would not cause material harm to the character of the listed structure and its setting and is considered acceptable. Subject to the above condition being complied with, it is considered that the proposal would not harm the special historic and architectural character of the listed asset. The proposed development would therefore be acceptable and complies with policy Pc9.

CONDITIONS

1. The development hereby permitted shall be carried out in accordance with the following approved plans.

Reason: To define the permission and ensure the development is carried out in accord with the approved plans and in accordance with National Planning Practice Guidance.

Note: Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non-material alterations or Section 73 of the Act for minor material alterations. An application must be made using the standard application forms and you should consult with us, to establish the correct type of application to be made.

Plan Type	Reference	Version	Date Received
Location Plan	UNNUMBERED		29.10.2018
Block Plan	UNNUMBERED		29.10.2018
Proposed Plans	UNNUMBERED		29.10.2018
Elevation Plan	UNNUMBERED		06.11.2018

2. The development for which Listed Building Consent is hereby permitted shall be begun 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 2005.

3. The external door and frame shall be painted or finished dark blue before installation.

Reason: To ensure that the historic and architectural character of the listed building is maintained with regard to Reigate and Banstead Borough Local Plan 2005 policy Pc9.

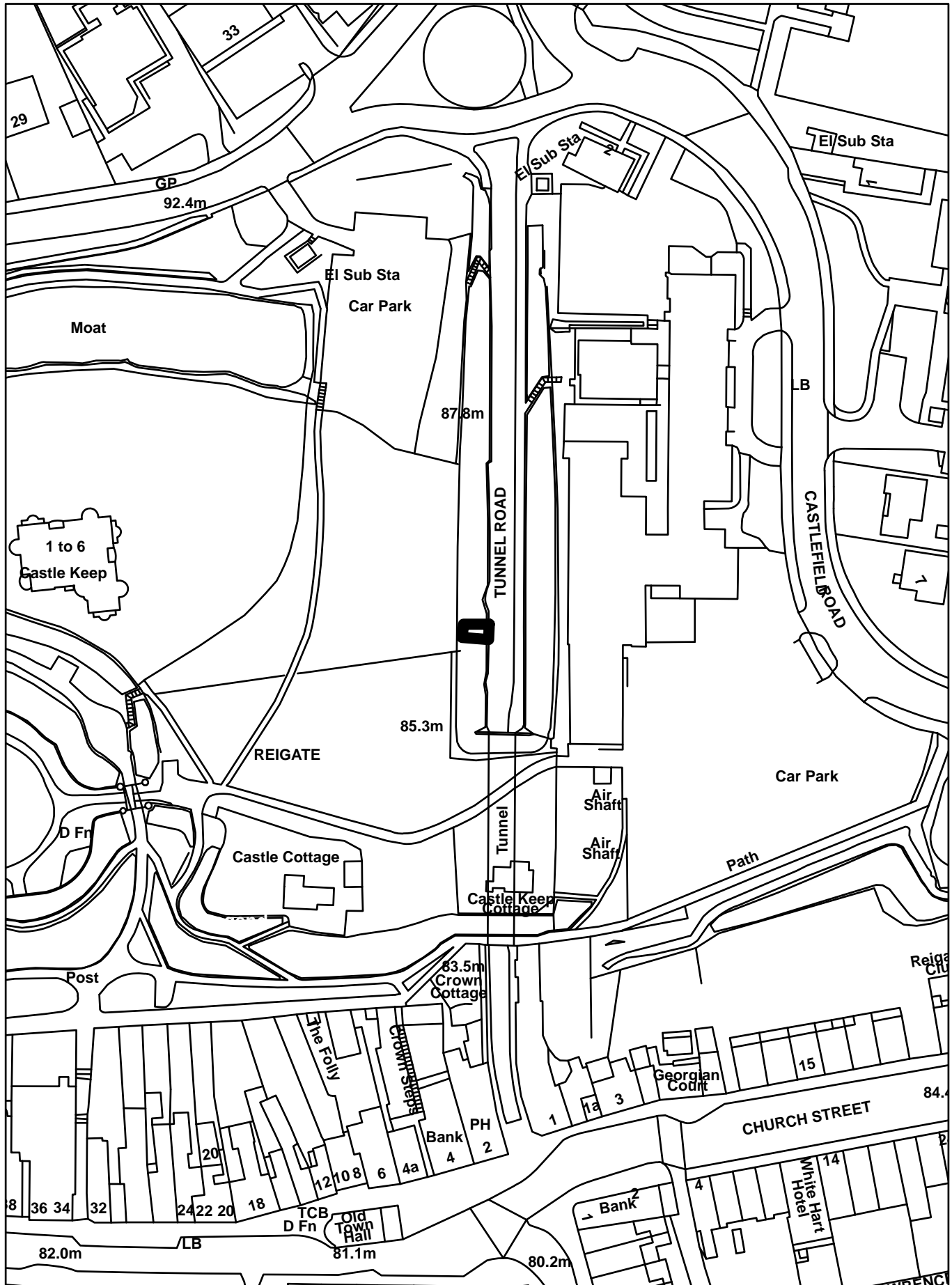
REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policy Pc9, and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest..

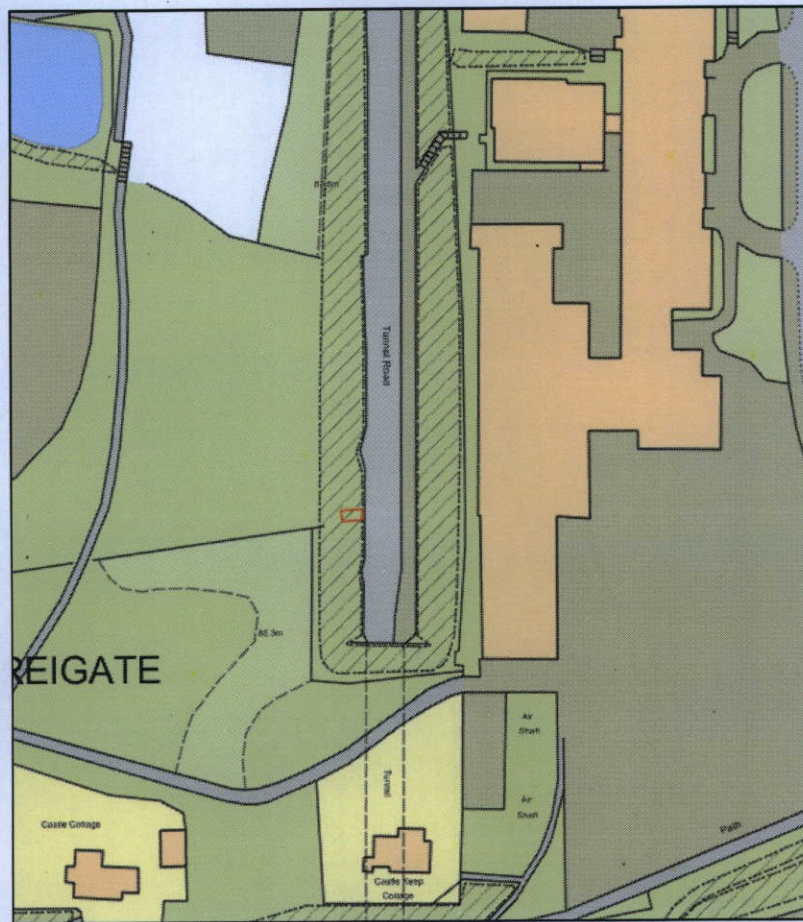
Proactive and Positive Statements

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development where possible, as set out within the National Planning Policy Framework.

18/02272/LBC - Tunnel Caves, 1 Tunnel Road, Reigate



Location : Emergency Cave Exit

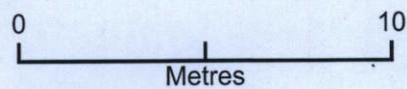
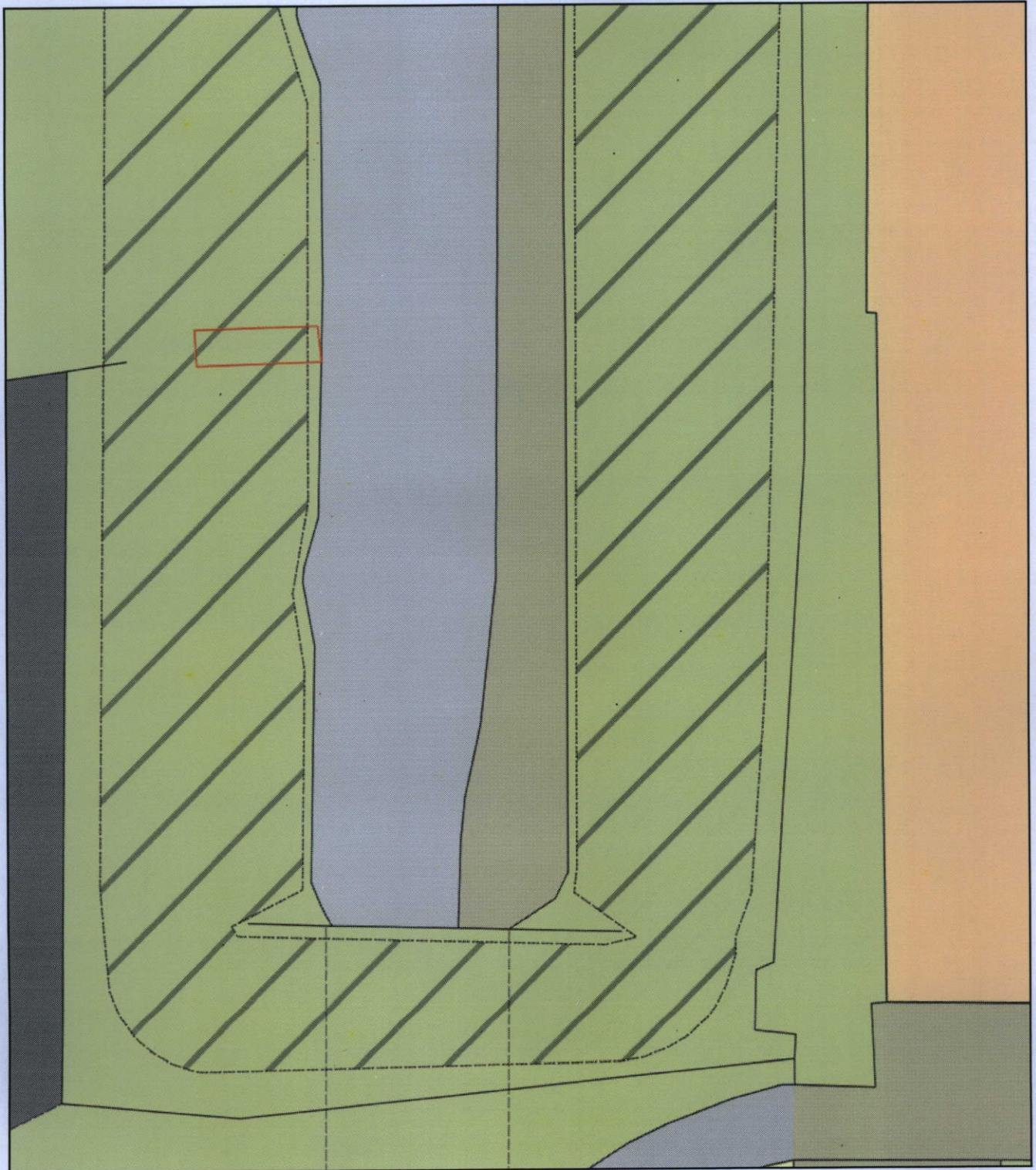


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Metres



Plan Produced for: Reigate & Banstead BC
Date Produced: 15 Oct 2018
Plan Reference Number: TQRQM18288203334979
Scale: 1:1250 @ A4

Site Plan: Emergency Cave Exit



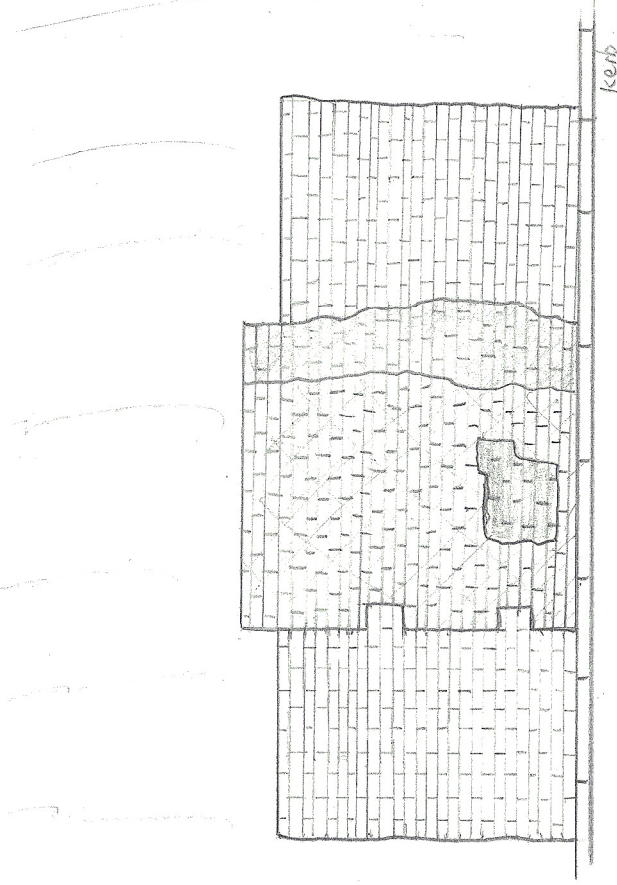
Plan Produced for: Reigate & Banstead BC

Date Produced: 15 Oct 2018

Plan Reference Number: TQRQM18288205257247

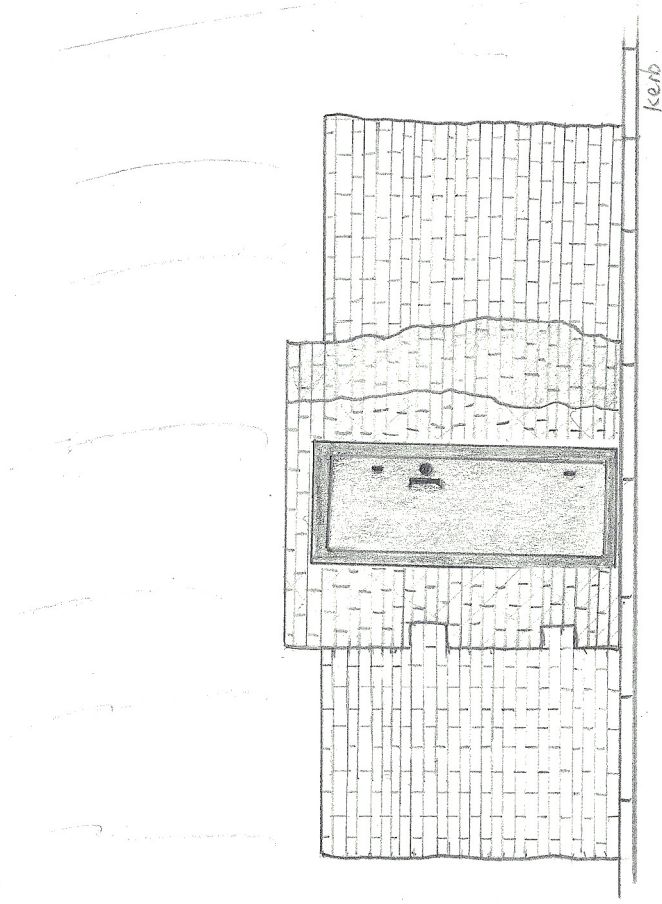
Scale: 1:200 @ A4

Reigate Caves, Tunnel Road West
Proposed new emergency exit
ref: 18/02272/LBC



brick wall elevation
west side of Tunnel Road
current state

showing brick patch repairs
dating from late 20th century



proposed steel doorway
fitted to existing brick wall