

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	4 October 2017
	REPORT OF:	HEAD OF PLACES & PLANNING
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AGENDA ITEM:	8a & 8b	WARD: Meadvale And St Johns

APPLICATION NUMBER:	(A) 16/02619/F (B) 16/02620/LBC	VALID:	07/11/2016 07/11/2016
APPLICANT:	Mr H Schneck	AGENT:	Allen Planning Ltd
LOCATION:	THE ANGEL PUBLIC HOUSE 1A WOODHATCH ROAD REIGATE		
DESCRIPTION:	Conversion of vacant public house to 5 bedroom dwelling and erection of a new three bedroom dwelling following demolition of existing outbuildings.		
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 has been referred to committee by Councillor Kulka

SUMMARY

This report covers the full and listed building consent applications associated with the restoration and conversion of the existing Grade II listed vacant public house to a 5 bedroom dwelling and the erection of a new three bedroom dwelling following the demolition of existing outbuildings.

The site relates to The Angel Public House, located to the west of the A217 to the South of Reigate, occupying corner plot between Cockshott Hill and Woodhatch Road. The Angel is a Grade II listed 17th Century timber framed building of pyramidal appearance, with a number of original features still present within the building.

The proposed conversion of the existing public house would not involve external alterations to the main fabric of the building, with the exception of incorporating tile hanging to the front elevation. The conversion would involve a minimal level of internal alterations, therefore minimising the risk of harming the historic and cultural integrity of the Grade II listed building. Following various attempts at sub-dividing the building into apartments, which led to concerns about the historic fabric of the 17th century timber-framed building, a design approach to keep the building as a single dwelling and construct the additional unit separately to the rear was taken. This therefore follows extensive design negotiations with Officers to strike an appropriate

balance between preserving the fabric and setting of the listed building and allowing a viable development to proceed in order to bring the site back into use. Currently vacant, the building is falling into disrepair and, whilst powers exist to ensure that a minimum level of security and preservation are achieved, none are as effective as custodial occupation of the building.

The proposed new dwelling has been designed to reflect a barn style. Historically a barn had been present on the site of the existing outbuilding currently to the north of The Angel. Whilst the building would be visually prominent in this location, it is considered that the rustic appearance of the building would complement the donor property and be consistent with its historical context and background. The building would be sited 6.7m from the nearest neighbouring property, at a lower ground level, which would ensure that the level of impact on neighbouring residential amenity would be acceptable.

Surrey County Council Highways Authority has assessed the application and has raised no objection subject to the imposition of appropriate conditions.

The proposal therefore has the support of the Council's Conservation Officer and is considered to secure the long-term occupation and security of the listed building.

RECOMMENDATION(S)

8a – 16/02619/F - Planning permission is **GRANTED** subject to conditions.

8b – 16/02620/LBC – Listed Building Consent is **GRANTED** subject to conditions

Consultations:

Highway Authority: The proposed development has been considered by the County Highway Authority who having considered any local representations and having assessed the application on safety, capacity and policy grounds, recommends conditions be imposed in any permission granted.

RBBC Conservation Officer: Originally objected to the initial scheme, as submitted, due to harm to the 17th Century Grade II listed building.

Following submission of amended plans and the current design approach the following comment was made on 9th August 2017:

The Angel is a grade II listed building. It is a late 17th century timber framed structure (with some older timbers) , of unusual pyramidal appearance, with a butt purlin roof form, with beamed ceilings, some exposed, some plastered over, and a number of Georgian two panelled doors (a number now vandalised). There appears to be some original fireplace locations including a large inglenook stack which is also plastered over.

I have no objection from a conservation viewpoint, to the revised scheme and consider the single residential use of the listed building avoids additional requirements that may arise from the internal subdivision of the listed building and ensures a use that will be supportive in terms of future maintenance. The proposed dwelling in the grounds is acceptable in terms of the setting of the listed building and references the former barn that historically stood in this location.

I consider a condition is required to tile hanging the front elevation building in a traditional Reigate manner to ensure the longer survival of the structural frame of the building. The front elevation of the building collapsed in 1987 and the frame was repaired and the cement render which trapped moisture and caused wet rot was removed. In the subsequent period the exposed original soft wood frame has suffered from being exposed to the elements and it is consider that tile hanging is the most traditional means of ensuring this is kept dry. The timber frame is late and of a type not intended to be exposed and may have been rendered or tile hung at the time of its original construction. The rear elevation is already tile hung.

This advice was supplemented with further support for the design approach on 19th September 2017:

The barn design for the new house in the grounds of the Angel is based on the barn that historically stood on the site, but with a roof form that is more in keeping with the Angel and of a more traditional form in terms of gable and pitch. The proposed new house is slightly larger due to the span but set further back along the road. The north elevation of the Angel is fairly utilitarian, so the change in the composition of view would not have a negative effect.

The depth of the site is quite shallow, so it would not be possible to set the barn house further back. Reduction of footprint and eaves height would be possible but is likely to make the scheme unviable given the narrow margins, the cost of the

restoration being relatively, not from the neglect, but in terms of upgrading the listed building from a very basic standard of living.

A house further back has already been refused on amenity grounds as too close to the neighbours, so there appears to be little or no room to move the new house back. We also need to make the gardens appealing in terms of separation from the road if the scheme is to be workable, which the current scheme achieves. The materials could be changed to match the Angel, but the logic of weatherboard conveys the impression of an ancillary building and is the most appropriate material for a barn form.

The provision of a medium sized house within the grounds and conversion of the Angel to a single house, rather than flats, is important from a viability point of view. The Angel was unsuitable to conversion to flats due to the need for considerable works in relation to fireproofing and sound proofing on what is relatively fragile interior with exposed beam ceilings. From experience of other listed building conversions on busy road junctions, the market value of such flats is relatively low and often results in future problems in terms of low maintenance due to the high costs of repair. A single house conversion is likely to have less impact on the listed building and provide the investment from a future owner to maintain the listed building. The barn house in the grounds adds to this viability if the design solution gives the impression of a desirable place to live, which in terms of the garden separation from the road and layout, is achieved in the present design solution on a difficult site.

The Reigate Society: Commented in support of the Conservation Officer comments regarding the imposition of conditions.

Representations:

Letters were sent to neighbouring properties on 25 November 2016, a site notice was posted 30th December 2016. Following the submission of amended plans, further consultation letters were sent to neighbouring properties on 3rd August 2017, and an additional site notice was posted on 10th August 2017.

5 responses have been received raising the following issues:

Issue	Response
Harm to a Listed Building	See paragraph 6.5-6.11
Loss of Buildings	See paragraph 6.5-6.11
Out of character with the surrounding area	See paragraph 6.5-6.11
Poor design	See paragraph 6.5-6.11
Loss of private view	See paragraph 6.12-6.16
Overlooking and loss of privacy	See paragraph 6.12-6.16
Overshadowing	See paragraph 6.12-6.16
Inadequate parking	See Paragraph 6.17

1.0 Site and Character Appraisal

- 1.1 The application site is currently occupied by The Angel Public House, located on the corner of the A217 Cockshot Hill and Woodhatch Road, to the South of Reigate Town Centre. The Angel Public House is a late 17th century timber framed building (with some timbers being older) of an unusual pyramidal appearance, located on a prominent corner plot to the north east of the junction between Cockshot Hill and Woodhatch Road. The building is Grade II listed and is joined by a single storey extension to the north of the building.
- 1.2 This area of Reigate is characterised by a mixture of residential properties, commercial premises and other uses. To the west are residential dwellings on the opposite side of the main road, and to the east lies Western Parade with local shops. Immediately adjacent to the site to the North West are a number of newer built residential properties constructed at both single and two storey scale. There are no trees of significance that would be harmed by the proposed development.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: The applicant did not approach the Council for pre-application advice prior to the submission of the current planning application but informal discussions were held following failed attempts to extend and sub-divide the main listed building.
- 2.2 Improvements secured during the course of the application: During the course of the application the applicant has submitted revised plans for an alternative scheme proposing to convert the existing public house in to a single dwelling, with an additional three bed dwelling located to the north of the pub. This followed discussions that arose from initial concerns raised in regards to the proposal to convert the public house in to 2 apartments.
- 2.3 Further improvements could be secured: Improvements to the scheme could be secured by way of suitably worded conditions.

3.0 Relevant Planning and Enforcement History

13/01388/F	into three self contained flats. Minor internal reconfigurations to the existing building. As amended by letter 08/01/2013	Refused 17.10.14
13/01389/LBC	Conversion of existing outbuilding to two storey two bed dwelling and of the existing residential accommodation above public house into three self contained flats. Minor internal	Refused 17.10.14

reconfigurations are to be made to the existing building and will not materially affect the heritage of the building. As amended by letter 08/01/2013

15/00324/LBC	Conversion of existing outbuilding to a two storey- one bed dwelling	Refused 09.04.2015
15/01217/LBC	Conversion of existing outbuilding to a two storey- one bed dwelling	
15/01439/F	Erection of a 1.5 storey detached dwelling-house	Refused 02.09.2015
16/00314/F	Erection of a 1.5 storey detached dwelling-house (resubmission).As amended on 26/04/2016.	Refused 17.05 2016
16/00964/F	Conversion of and alterations to a vacant public house to form 2 x 4 bedroom apartments. As amended on 16/06/2016.	Refused 04.07.2016
16/00965/LBC	Conversion of and alterations to a vacant public house to form 2 x 4 bedroom apartments	Refused 06.07.2016

4.0 Proposal and Design Approach

- 4.1 This is a full application for the conversion of a vacant public house in to a 5 bedroom dwelling and the erection of a new 3 bedroom dwelling following the demolition of existing outbuildings.
- 4.2 The conversion of the existing pub would see the removal of an existing ground floor extension to the west of the building and an existing pitched roof attached storage building to the North. The alterations to the ground floor would see the bar area and additional ground floor storage rooms and w/c in to the main living space for the proposed dwelling. The kitchen would be centrally placed, with living room and dining area to the South, with a small study to the north-east corner and bathroom to the north-west corner. The main access to the property would be to the south of the site, with an additional pedestrian access leading to a small amount of amenity space as well as the bin and cycle storage area. The first floor would provide for three bedrooms, two bathrooms and a closet space.
- 4.3 The proposed new dwelling would be sited 10m from the Public House. It would have a pitched roof, measuring 7.3m in height to the ridge. The eaves height would measure 3.3m. It would be built parallel to the highway, positioned 2.8m away from the road. It would feature two small windows to the

first floor front elevation which would provide light to a landing area leading from the staircase. Two larger conservation rooflights would feature to the rear elevations, both which would serve bathrooms. Two small windows would be placed on the south elevation and one on the north elevation, each one serving a bedroom. The first floor would provide the main living space, with the upper floors providing for three bedrooms and two bathrooms.

- 4.4 The property has been designed to reflect a barn like structure, which historically would have been present on the site. The roof would be clad in clay tiles, with the property being clad externally in timber shiplap. A small level of amenity space would be provided around the side and to the rear of the property. The bin and cycle storage areas would be located to the north of the site. Pedestrian access to the property would also be to the north.
- 4.5 In order to accommodate the proposed dwelling the ground level at this point would be lowered by approximately 1.7m, positioning it approximately 1m below the level of the neighbouring property 1A Woodhatch Road to the East.
- 4.6 Three parking spaces would be located to the north of site, providing for both properties, located to the north of the existing access leading to Angel Place, a modern development located behind the site of The Angel public House.
- 4.7 A design and access statement should illustrate the process that has led to the development proposal, and justify the proposal in a structured way, by demonstrating the steps taken to appraise the context of the proposed development. It expects applicants to follow a four-stage design process comprising:

Assessment;
Involvement;
Evaluation; and
Design.

- 4.8 Evidence of the applicant's design approach is set out below:

Assessment	The statement does not include an assessment of local character
	No site features worthy of retention were identified.
Involvement	No community consultation is intimated as having taken place.
Evaluation	It is stated that the application site has remained vacant for two years, however alternative development options have not been considered.
Design	The statement does not explain why the proposal was chosen in regards to design. It is explained that the external appearance of the property would remain unchanged.

4.9 Further details of the development are as follows:

Site area	0.085 hectares
Existing use	A4 Drinking Establishments
Proposed use	C3 Dwelling House
Existing parking spaces	5
Proposed parking spaces	3
Parking standard	2 car parking spaces per three bedroom dwelling unit

5.0 Policy Context

5.1 Designation

Urban area
Grade II Listed Building
Local Shopping Area

5.2 Reigate and Banstead Core Strategy

CS1 (Sustainable Development)
CS4 (Valued Townscapes and Historic Environment)
CS5 (Valued People/Economic Development),
CS7 (Town/Local Centres),
CS10 (Sustainable Development),

5.3 Reigate & Banstead Borough Local Plan 2005

Conservation	Pc9
Housing	Ho9, Ho13, Ho14, Ho16, Ho18
Shopping	Sh1, Sh2, Sh11
Movement	Mo6, Mo7

5.4 Other Material Considerations

National Planning Policy Framework	
National Planning Practice Guidance	
Supplementary Planning Guidance	Surrey Design Local Distinctiveness Design Guide A Parking Strategy for Surrey Parking Standards for Development

Other	Human Rights Act 1998 Community Infrastructure Levy Regulations 2010
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6.0 Assessment

- 6.1 The application seeks permission to change the use of a now empty public house within a Local Shopping Centre, as indicated on the Councils Area Proposals Map contained within the Reigate and Banstead Borough Local Plan. Therefore any development within such areas is subject to Policy Sh11 of the Borough Local Plan. It is the intention of the Local Plan to protect, and where possible, enhance local shopping centres. The Policy seeks largely to control the loss of A1 retail provision. Any change to an alternative use would need to be complementary to the functioning of the local shopping centre, and should not impact harmfully on its' vitality or viability. Given the property is not in A1 use, this is not considered to be highly relevant.
- 6.2 The site of The Angel Public House is to the west of the main shopping parade that forms this designated local shopping centre. This parade consists largely of A1 retail use with a lesser amount of B1 Office space. It is considered that the application site is in somewhat of a peripheral location in relation to the main body of the parade, where historically it has made a lesser contribution to the overall vitality of this area. The public house has been vacant for in excess of a year and continues to deteriorate. It is in the interest of both the Grade II listed building and the local shopping parade that the building is bought back in to use. Policy Pc11 does not control change of use to C3 residential uses within local shopping parades. The site has a history of residential usage in the form of a first floor flat above the commercial pub below, therefore it is not an alien usage, and residential is incorporated above existing commercial units elsewhere along the parade. This section of the parade is also transitioning in to more residential land use, with the development of Angel Place to the North East.
- 6.3 Similarly, and due to the vacancy and limited range of community uses that have historically been undertaken at the pub, it is not considered to be a community use requiring consideration against Cf1 of the Borough local Plan.
- 6.4 The main issues to consider are
- Design and Impact on the character of the area;
 - Neighbour amenity;
 - Highway Impact, Access and parking;
 - CIL

Design and Impact on the character of the area

- 6.5 As stated The Angel Public House is a Grade II Listed 17th Century timber building, located within a prominent corner plot on a main junction between the A217 and Woodhatch Road. As such any development of the site has the potential to be visually prominent; therefore close consideration needs to be given to the design of both the donor property and the proposed additional dwelling.

- 6.6 Beginning with the existing public house, the main body of the building would remain unchanged. It is considered that there would be no objection to the use of the building as a single residence. Originally the scheme proposed to sub-divide the building in to 2 residential units. However this was considered undesirable, as it would have required a level of internal alteration, particularly the removal of a number of walls and other original features, which would have altered the historic layout of the building. These walls would almost certainly be the original timber frame, and original ceiling beams would also have been harmed. The original proposal would have been contrary to paragraph 128 of the National Planning Policy Framework (NPPF). Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be given to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 6.7 Subsequently during the course of the application the scheme has been revised to incorporate a single dwelling unit in to the existing pub. It is considered that this approach is more desirable and would avoid the additional requirements outlined above that would result from sub-division, and would allow for the future upkeep and maintenance of the listed building.
- 6.8 The Conservation Officer, in assessment of the proposal, has advised that the front elevation of the property be tile hung, in order to respect the traditional Reigate manner. This would also serve to secure the long term structural survival of the building and would also reflect the tile hanging to the rear elevation.
- 6.9 In regards to the additional two storey dwelling to the North of the public house, this is considered to be an acceptable and appropriate design, which would reflect the former barn that historically once stood in this location, albeit with a roof form that matches more closely to The Angel. The use of weatherboarding conveys the impression of an ancillary building and is the most appropriate material for the barn form.
- 6.10 The proposed new house is slightly larger due to the span but set further back along the road. The north elevation of The Angel is quite utilitarian, so the change in composition of view is not considered to have a negative effect on the character of the surrounding area. The depth of the property is quite shallow; therefore it would not be possible to set the property further back due to the restrictive nature of the site. Doing so would also impact on the provision of garden space for the property, as well as impact on neighbouring residential amenity. The proposed position allows for an adequate separation between the front gardens and the highway, which serves to soften the visual impact in this prominent location.
- 6.11 The small areas of landscaping would feature around both properties. Details in regards to planting have not been specified; therefore a condition would be attached to a grant of permission requirement a landscaping scheme to be submitted to and improved in writing by the Local Planning Authority prior to the commencement of development.

- 6.12 By virtue of this it would complement the setting of the listed building. Whilst it is acknowledged that the design is in contrast to the more traditional Reigate style, it would complement the wider area and add interest to it, particularly given the historical context regarding the setting of The Angel. It is therefore considered that the proposed development would comply with policies Ho9, Ho13, Ho16 and Pc11 of the Borough Local Plan 2005 and the Local Distinctiveness Guide Supplementary Planning Document.

Impact on Neighbour Amenity

- 6.13 The Angel is at present some 17m from the front elevation of 1A Woodhatch Road, the front garden of which is located directly behind the building. To the side of 1A Woodhatch Road is a decked/ patio area used for the enjoyment of the occupiers, which abuts the shared boundary with The Angel site. A large sliding door features on the side elevation.
- 6.14 The first and second floor to the rear of The Angel, which would serve a bedroom, would result in views over parts of the neighbouring property; however this would not be to a greater extent than has been possible historically. The previous use as a pub has incorporated an element of associated residential use above. The fenestration of the building will not be changing therefore the level of overlooking permissible would be the same. Number 1A Woodhatch Road is a recently constructed dwelling; however there has been a dwelling present on the site prior to this in a similar position.
- 6.15 The proposed new dwelling would be positioned approximately 6.7m from 1A Woodhatch Road. Two small first floor windows would face this property. These would be conditioned to be obscure glazed and in any case serve a landing space above a staircase, where opportunity for overlooking would be minimal.
- 6.16 The ground level at this point would be lowered, positioning the new dwelling 1m below the ground level of 1A Woodhatch Road. Whilst the scale of the dwelling would mean there would be an obvious visual presence, it is considered that the separation distance would be acceptable to ensure that the development is not overbearing in nature.
- 6.17 Objection has been received on the grounds that the development would result in the loss of a private view for neighbouring properties. As there is no right to a private view this cannot be taken in to account during the assessment of the application. It is not considered that the siting of the proposed new dwelling would result in a poor outlook for neighbours.
- 6.18 There is a patio door on the side elevation of 1A Woodhatch Road. As such the proposed new dwelling would need to be positioned in such a way as to ensure that it does not intersect a 25 degree line as outlined in Figure 6 contained within section 4.4 of the Householder Extensions and Alterations Supplementary Planning Guidance. This measurement is taken 2m above the floor level of room which the window serves. Whilst it is acknowledged that

there would be some level of overshadowing to parts of the neighbouring property for a small portion of the day, following a site visit and consideration of the submitted section drawing, it is considered that the proposed dwelling would pass this assessment and therefore not result in a significant level of harm in this regard. It is considered that the proposal would comply with policies Ho9, Ho13 and Ho16 of the Borough Local Plan 2005 in regards to impact on neighbour amenity.

Highway Impact

- 6.19 The highway authority has assessed the application in regards to safety, capacity and policy grounds and has recommended that any grant of permission should include a condition requiring the submission of a Construction Transport Management Plan prior to the commencement of development, which should be approved in writing by the Local Planning Authority. This is to ensure that the proposed development would not prejudice highway safety or inconvenience other highway users, in accordance with the objectives of the National Planning Policy Framework and policy Mo5 of the Borough Local Plan 2005.

CIL

- 6.20 The Community Infrastructure Levy (CIL) is a fixed charge which the Council will be collecting from some new developments from 1 April 2016. It will raise money to help pay for a wide range of infrastructure including schools, roads, public transport and community facilities which are needed to support new development. This development would be CIL liable although the exact amount would be determined and collected after the grant of planning permission.

CONDITIONS – 8a – 16/02619/F

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

Plan Type	Reference	Version	Date Received
Combined Plan	JW595-100	B	01.08.2017
Elevation Plan	JW595-101	B	01.08.2017
Section Plan	JW595-102	B	01.08.2017
Elevation Plan	JW595-103	K	01.08.2017
Elevation Plan	JW595-104	K	01.08.2017
Floor Plan	JW595-105	B	01.08.2017
Floor Plan	JW595-106	C	01.08.2017
Proposed Plans	JW595-107	C	01.08.2017

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.

2. 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(1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

3. Notwithstanding the drawings, the proposed external finishing materials and details shall be carried out using the external facing materials and details specified below and there shall be no variation without the prior approval in writing of the Local Planning Authority;
 - a) All tiles to the new detached dwelling shall be of handmade sandfaced plain clay tiles with hogsback ridge tiles.
 - b) All tiles to the listed building shall be handmade sandfaced peg tiles with hogsback ridge tiles and all salvageable existing peg tiles shall be reused.
 - c) The front (east) elevation shall be tile hung in handmade sandfaced peg tiles of a lighter colour than the main roof, with no Winchester cut, before the listed building is occupied.
 - b) All external joinery shall be of painted timber.
 - c) All casement windows shall be of painted timber with casements in each opening to ensure equal sightlines and glazing bars of traditional profile, painted white on the listed building and black on the new dwelling.
 - d) All fascias on the new dwelling shall be no more than two bricks depth.
 - e) All rainwater goods shall be of painted cast metal.
 - f) Any rooflights shall be black painted metal conservation rooflight with a single vertical glazing bar.
 - g) All cladding to the new dwelling shall be of black stained featheredge timber.
 - h) The boundary walls shall be of Flemish bond brick in handmade made red stocks of variable colour, with saddleback brick coping to match. The make and colour of the brick which shall be submitted to and approved in writing by the LPA before the walls are constructed.
 - i) All existing two panel doors shall be salvaged and reused in the listed building and all new internal doors shall be two panelled painted timber doors to match.
 - j) All existing exposed beams and beamed ceilings shall be retained exposed in the listed building and no abrasive cleaning is permitted.
 - k) A specification for the repair of the external timber frame shall be prepared by a timber frame specialist and shall be submitted to and approved in writing by the LPA before the external timber frame is repaired. The south side corner post of the central front (east) bay shall be repaired and scarfed in oak post with resin bonded anchors and lead shoe. (Temporary, urgent or emergency repairs may be carried out before the discharge of this condition).
 - l) No part of the approved scheme, including the new dwellinghouse, shall be occupied until the building is repair work has been completed in accordance with a specification agreed with the Local Planning Authority.
 - m) The stone wall on the west boundary shall be repaired before the any part of the scheme is occupied, with any shortfall in stone to be repaired to

existing detail in Wealden sandstone rubble with all pointing to be brushed lime putty mortar set back to the arises.

- n) All fencing shall be of vertical close boarded timber of feather edge planks, with timber posts and gravel boards and vertically close boarded gates.
- o) All parking areas, drives and hardstanding's shall be of fixed gravel.
- p) All footpaths or patios shall be of fixed gravel or natural stone flagstones.
- q) All plants, shrubs and hedges shall be of the following species; privet, holly, yew, box, laurel or hawthorn, to follow the planting mix of the historic garden designation on the north of the site.
- r) The plaster from the ground and first floor inglenook stack and chimney breasts shall be hand removed without power tools. Following removal of the plaster, details of the restoration of the inglenooks and fireplaces, including opening up of any surviving inglenooks, shall be submitted to and approved in writing by the local planning authority, and completed in accordance with these approved details before the building is occupied.

Reason: To ensure that the historic and architectural character of the Grade II listed building is maintained in accordance with paragraph 128 of the National Planning Policy Framework 2012, Policy CS4 of the Reigate and Banstead Core Strategy and Policy Pc9 of the Reigate and Banstead Borough Local Plan 2005.

- 4. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in a forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.

Reason: In order to safeguard residential amenities and to ensure that the development should not prejudice highway safety, nor cause inconvenience to other highway users with regard to the requirements of the National Planning Policy Framework and Reigate and Banstead Borough Local Plan 2005 policies Mo5 and Mo7.

- 5. 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. Measures to prevent the deposit of materials on the highway;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: To ensure there would be no disruption to the highway network and protect neighbouring residential amenities with regard to the Reigate and Banstead Borough Local Plan 2005 policies Mo5 and Ho9.

- 6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions permitted by Classes

A to E of Part 1 of the Second Schedule of the 2015 Order shall be constructed.

Reason: To control any subsequent enlargements in the interests of the visual and residential amenities of the locality with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9, Ho13, and Ho16.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any Order revoking and re-enacting that Order with or without modification), no first floor windows, dormer windows or rooflights other than those expressly authorised by this permission shall be constructed.
Reason: To ensure that the development does not affect the amenity of the neighbouring property by overlooking and to protect the visual amenities of the area in accordance with Reigate and Banstead Borough Local Plan 2005 policy Ho9.
8. The development shall not be occupied until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed before the occupation of the development hereby permitted.
Reason: To preserve the visual amenity of the area and protect neighbouring residential amenities with regard to the Reigate and Banstead Borough Local Plan 2005 policies Ho9 and Pc4.
9. No development shall commence on site until a scheme for the landscaping of the site including the retention of existing landscape features has been submitted to and approved in writing by the LPA. Landscaping schemes shall include details of hard and soft landscaping, including any tree removal/retention, planting plans, written specifications (including cultivation and other operations associated with tree, shrub, and hedge or grass establishment), schedules of plants, noting species, plant sizes and proposed numbers/densities and an implementation and management programme.

All hard and soft landscaping work shall be completed in full accordance with the approved scheme, prior to occupation or within the first planting season following completion of the development hereby approved or in accordance with a programme agreed in writing with the local planning authority.

Any trees shrubs or plants planted in accordance with this condition which are removed, die or become damaged or become diseased within five years of planting shall be replaced within the next planting season by trees, shrubs of the same size and species.

Reason

To ensure good arboricultural and landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with policies Pc4 and Ho9 of the Reigate and Banstead Borough Local Plan 2005.

CONDITIONS – 8b – 16/02620/LBC

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

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Combined Plan	JW595-100	B	01.08.2017
Elevation Plan	JW595-101	B	01.08.2017
Section Plan	JW595-102	B	01.08.2017
Elevation Plan	JW595-103	K	01.08.2017
Elevation Plan	JW595-104	K	01.08.2017
Floor Plan	JW595-105	B	01.08.2017
Floor Plan	JW595-106	C	01.08.2017
Proposed Plans	JW595-107	C	01.08.2017

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.

2. 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(1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

3. Notwithstanding the drawings, the proposed external finishing materials and details shall be carried out using the external facing materials and details specified below and there shall be no variation without the prior approval in writing of the Local Planning Authority;

- a) All tiles to the new detached dwelling shall be of handmade sandfaced plain clay tiles with hogsback ridge tiles.
- b) All tiles to the listed building shall be handmade sandfaced peg tiles with hogsback ridge tiles and all salvageable existing peg tiles shall be reused.
- c) The front (east) elevation shall be tile hung in handmade sandfaced peg tiles of a lighter colour than the main roof, with no Winchester cut, before the listed building is occupied.
- d) All external joinery shall be of painted timber.
- e) All casement windows shall be of painted timber with casements in each opening to ensure equal sightlines and glazing bars of traditional profile, painted white on the listed building and black on the new dwelling.
- f) All fascias on the new dwelling shall be no more than two bricks depth.
- g) All rainwater goods shall be of painted cast metal.
- f) Any rooflights shall be black painted metal conservation rooflight with a single vertical glazing bar.
- h) All cladding to the new dwelling shall be of black stained featheredge timber.

- i) The boundary walls shall be of Flemish bond brick in handmade made red stocks of variable colour, with saddleback brick coping to match. The make and colour of the brick which shall be submitted to and approved in writing by the LPA before the walls are constructed.
- i) All existing two panel doors shall be salvaged and reused in the listed building and all new internal doors shall be two panelled painted timber doors to match.
- j) All existing exposed beams and beamed ceilings shall be retained exposed in the listed building and no abrasive cleaning is permitted.
- k) A specification for the repair of the external timber frame shall be prepared by a timber frame specialist and shall be submitted to and approved in writing by the LPA before the external timber frame is repaired. The south side corner post of the central front (east) bay shall be repaired and scarfed in oak post with resin bonded anchors and lead shoe. (Temporary, urgent or emergency repairs may be carried out before the discharge of this condition).
- l) No part of the approved scheme, including the new dwellinghouse, shall be occupied until the building is repair work has been completed in accordance with a specification agreed with the Local Planning Authority.
- m) The stone wall on the west boundary shall be repaired before the any part of the scheme is occupied, with any shortfall in stone to be repaired to existing detail in Wealden sandstone rubble with all pointing to be brushed lime putty mortar set back to the arises.
- n) All fencing shall be of vertical close boarded timber of feather edge planks, with timber posts and gravel boards and vertically close boarded gates.
- o) All parking areas, drives and hardstanding's shall be of fixed gravel.
- p) All footpaths or patios shall be of fixed gravel or natural stone flagstones.
- q) All plants, shrubs and hedges shall be of the following species; privet, holly, yew, box, laurel or hawthorn, to follow the planting mix of the historic garden designation on the north of the site.
- r) The plaster from the ground and first floor inglenook stack and chimney breasts shall be hand removed without power tools. Following removal of the plaster, details of the restoration of the inglenooks and fireplaces, including opening up of any surviving inglenooks, shall be submitted to and approved in writing by the local planning authority, and completed in accordance with these approved details before the building is occupied.

Reason: To ensure that the historic and architectural character of the Grade II listed building is maintained in accordance with paragraph 128 of the National Planning Policy Framework 2012, Policy CS4 of the Reigate and Banstead Core Strategy and Policy Pc9 of the Reigate and Banstead Borough Local Plan 2005.

INFORMATIVES – 8a – 16/02619/F

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at www.firesprinklers.info.
2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions.

3. The applicant is advised that prior to the initial occupation of any individual dwelling hereby permitted, a 140 litre wheeled bin conforming to British Standard BSEN840 and a 60 litre recycling box should be provided for the exclusive use of the occupants of that dwelling. Prior to the initial occupation of any communal dwellings or flats, wheeled refuse bins conforming to British Standard BSEN840, separate recycling bins for paper/card and mixed cans, and storage facilities for the bins should be installed by the developer prior to the initial occupation of any dwelling hereby permitted. Further details on the required number and specification of wheeled bins and recycling boxes is available from the Council's Neighbourhood Services on 01737 276501 or 01737 276097, or on the Council's website at www.reigate-banstead.gov.uk. Bins and boxes meeting the specification may be purchased from any appropriate source, including the Council's Neighbourhood Services Unit on 01737 276775.
4. You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:
 - (a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;
 - (b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;
 - (c) Deliveries should only be received within the hours detailed in (a) above;
 - (d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;
 - (e) There should be no burning on site;
 - (f) Only minimal security lighting should be used outside the hours stated above; and
 - (g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.

Further details of these noise and pollution measures can be obtained from the Council's Environmental Health Services Unit.

In order to meet these requirements and to promote good neighbourliness, the Council recommends that this site is registered with the Considerate Constructors Scheme - www.ccscheme.org.uk/index.php/site-registration.

5. The use of a suitably qualified arboricultural consultant is essential to provide acceptable supervision and monitoring in respect of the arboricultural issues in respect of the above condition. All works shall comply with the recommendations and guidelines contained within British Standard 5837.
6. The developer is advised that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned

wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).

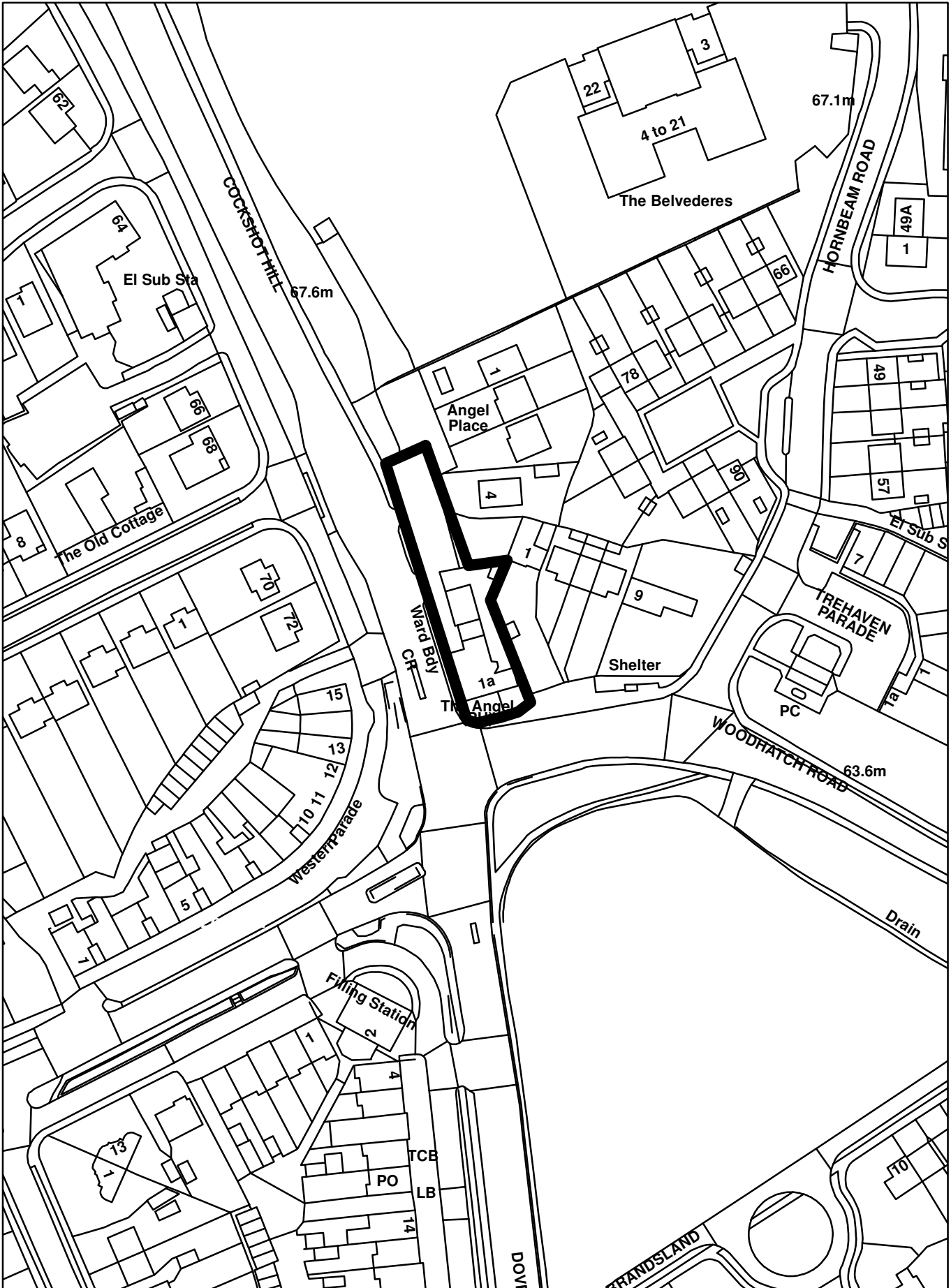
REASON FOR PERMISSION – (Both applications)

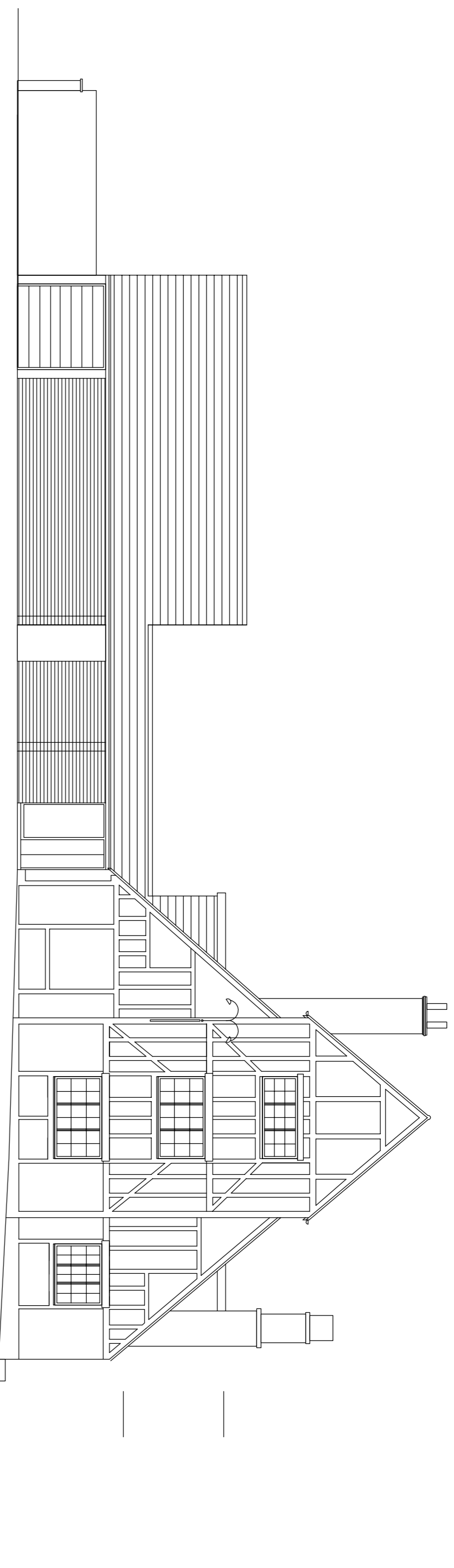
The development hereby permitted has been assessed against development plan policies Pc9, Ho9, Ho13, Ho14, Ho16, Ho18, Sh1, Sh2, Sh11, Mo6, Mo7 and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

Proactive and Positive Statements

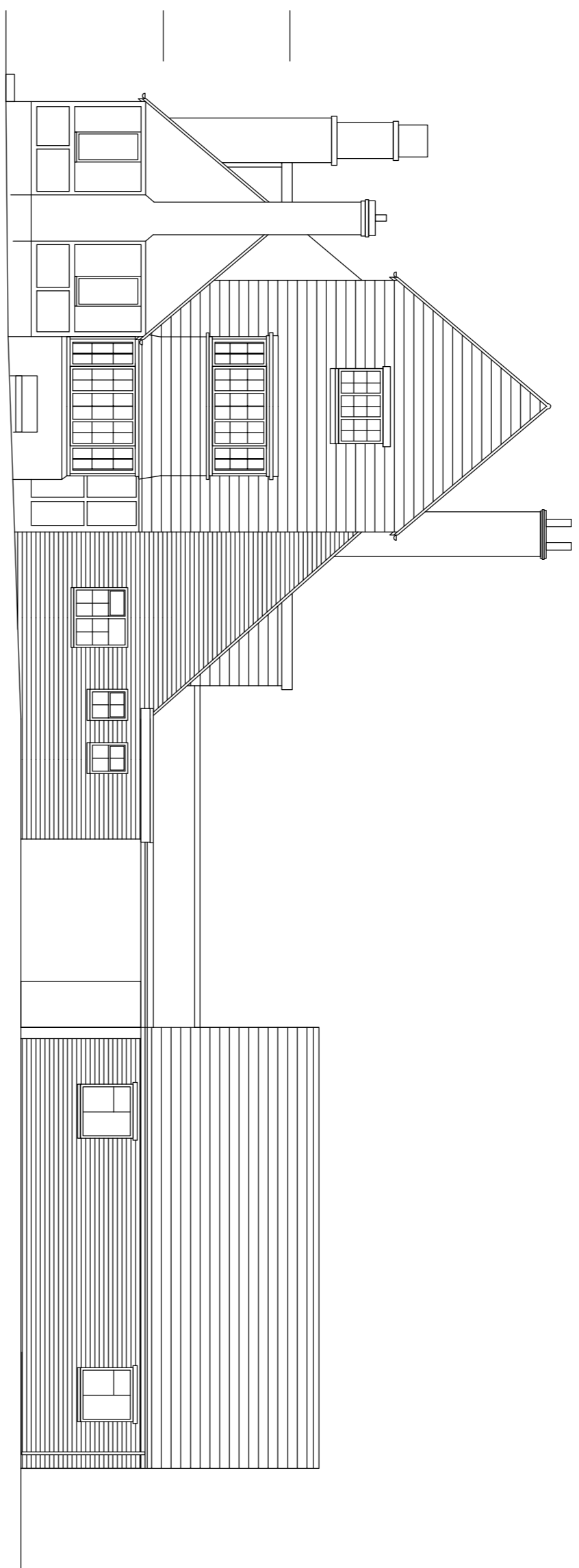
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in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

16/02619/F & 16/02620/LBC - The Angel Public House, 1A Woodhatch Road, Reigate

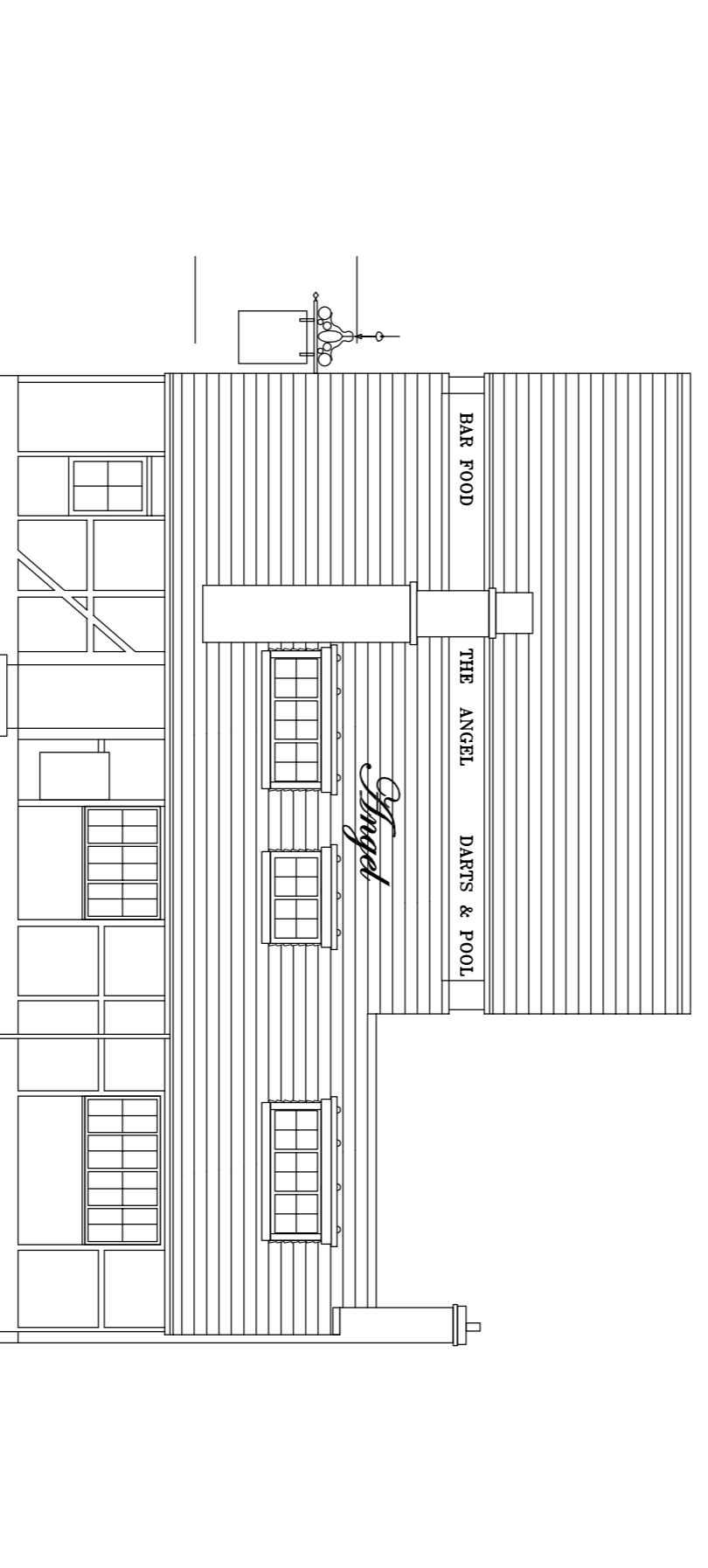




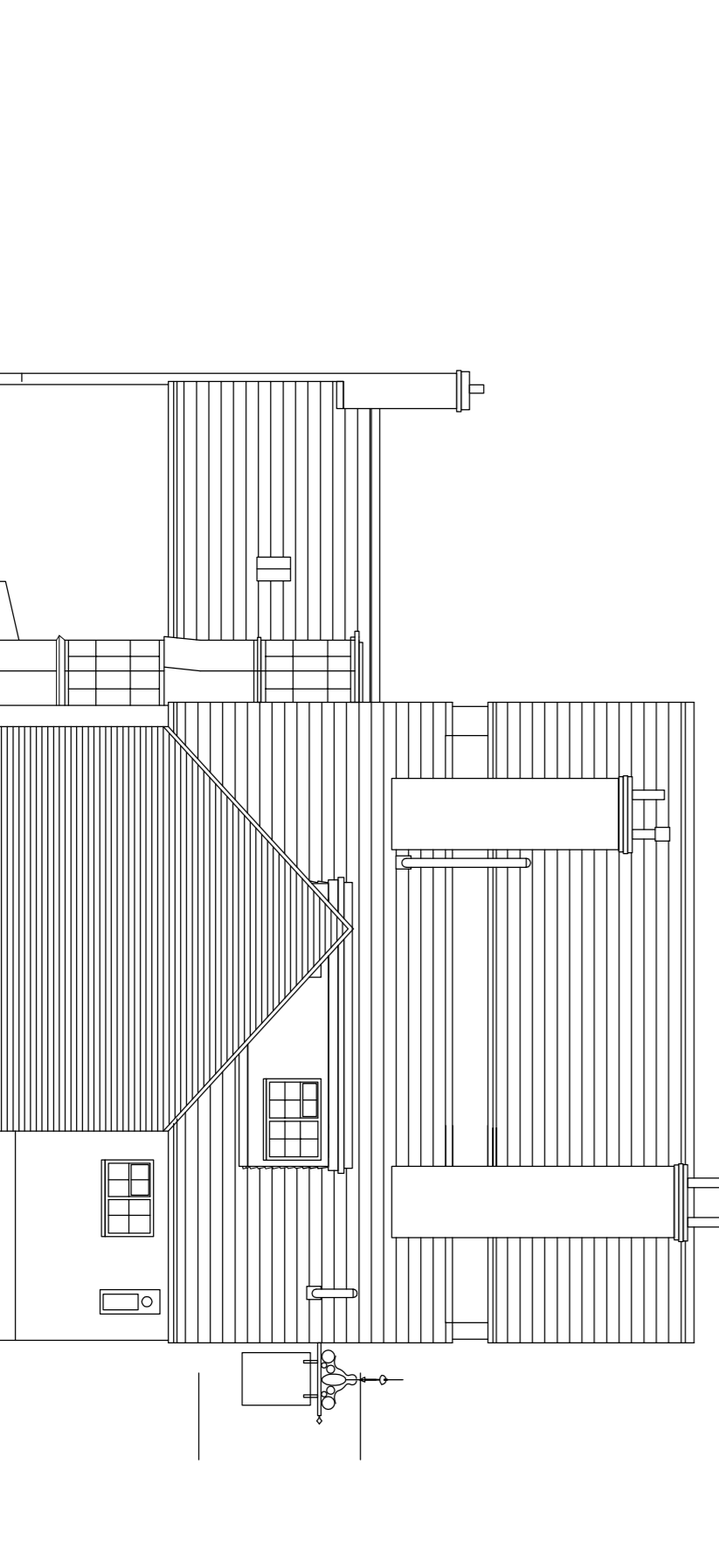
proposed front elevation (to remain unchanged) 1:100



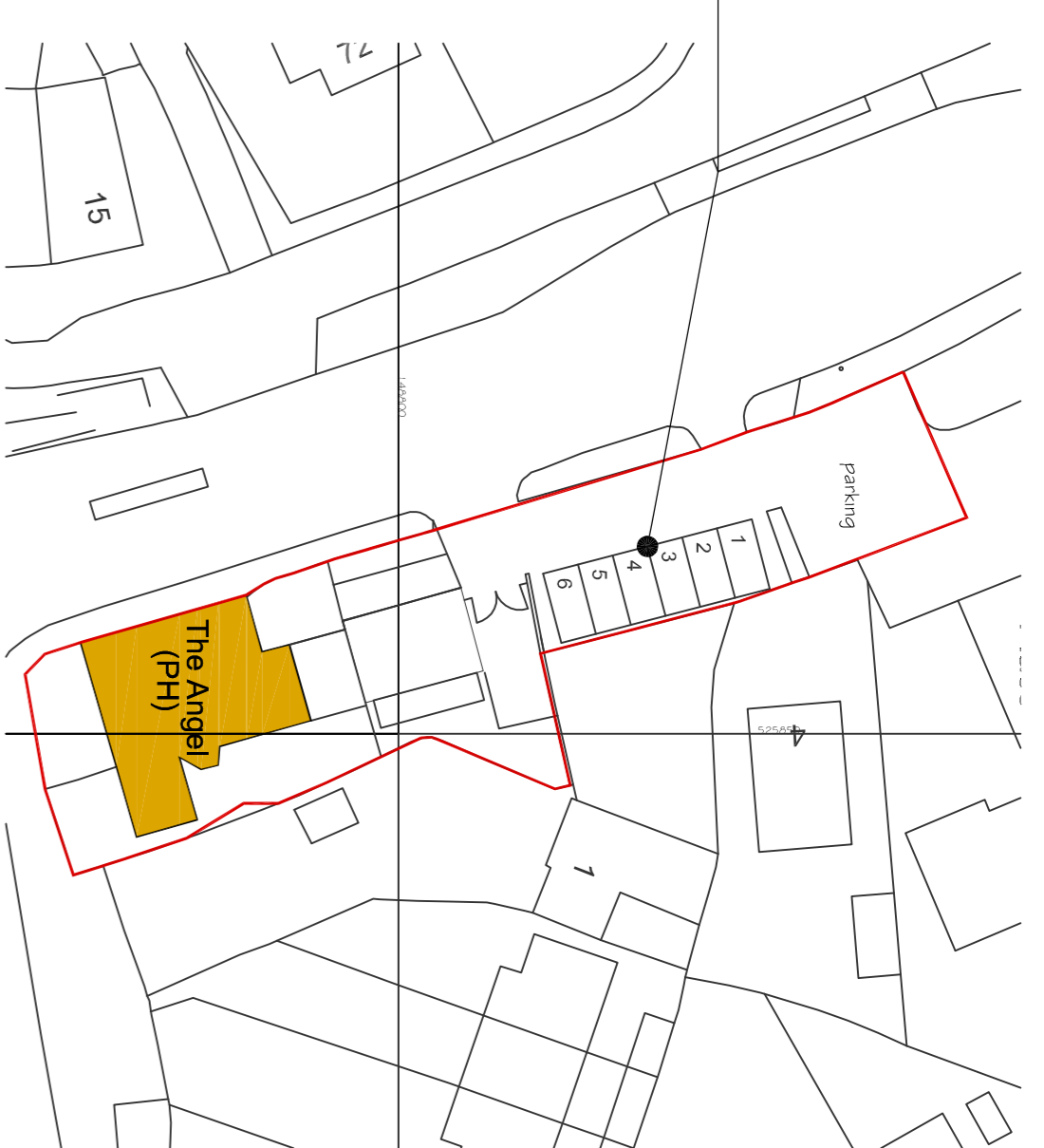
proposed rear elevation (to remain unchanged) 1:100



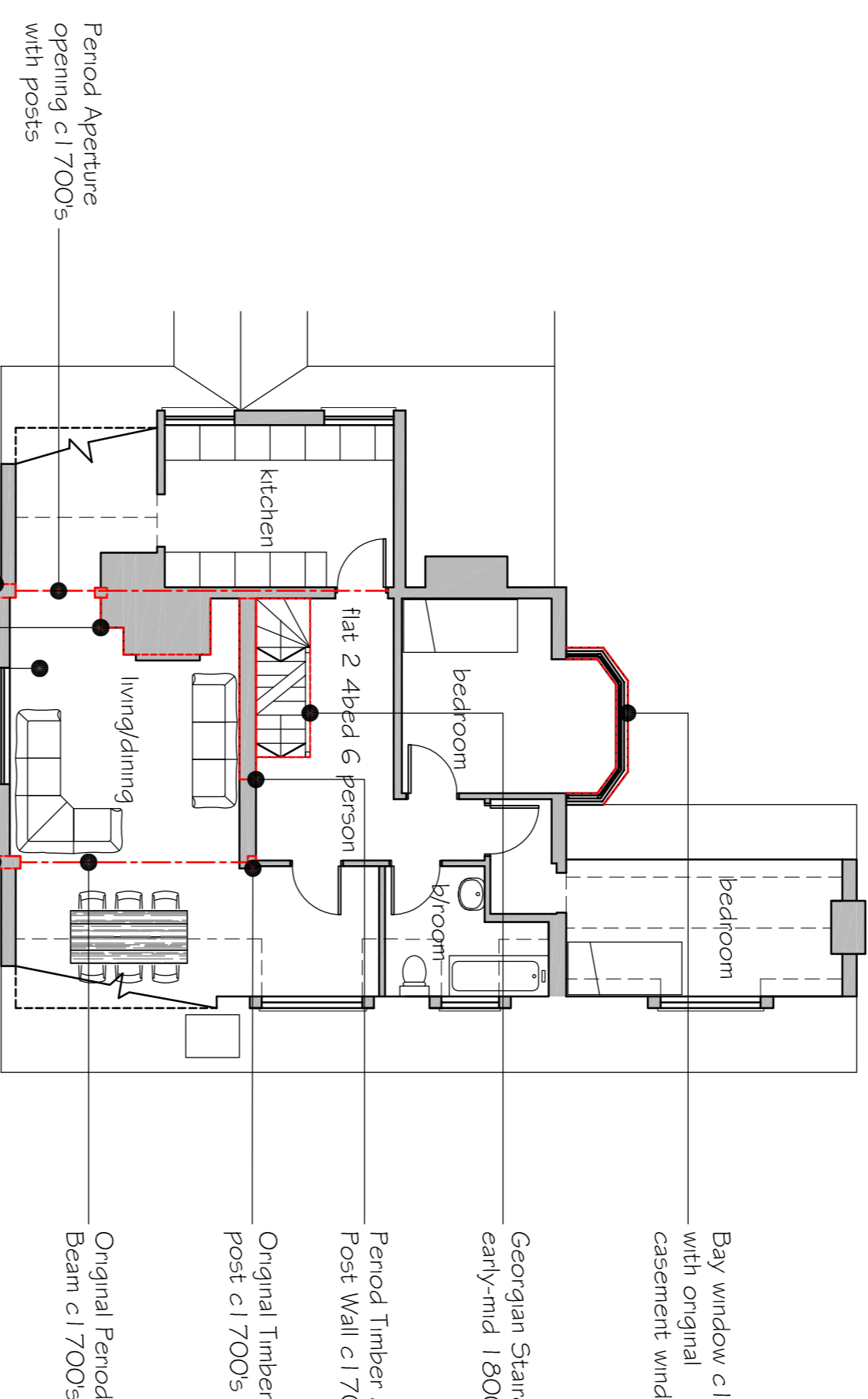
proposed side elevation (to remain unchanged) 1:100



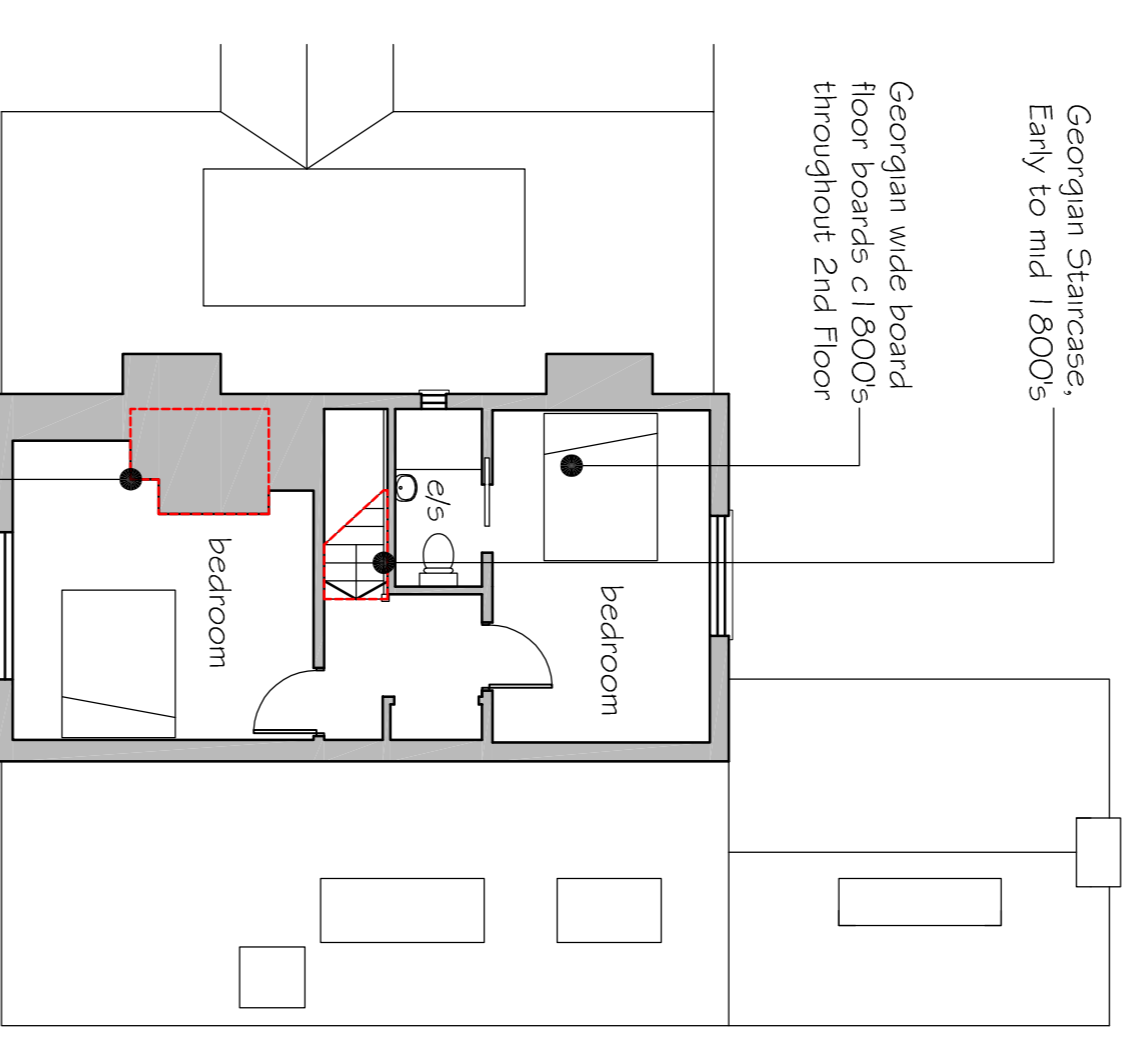
proposed side elevation (to remain unchanged) 1:100



block plan 1:500

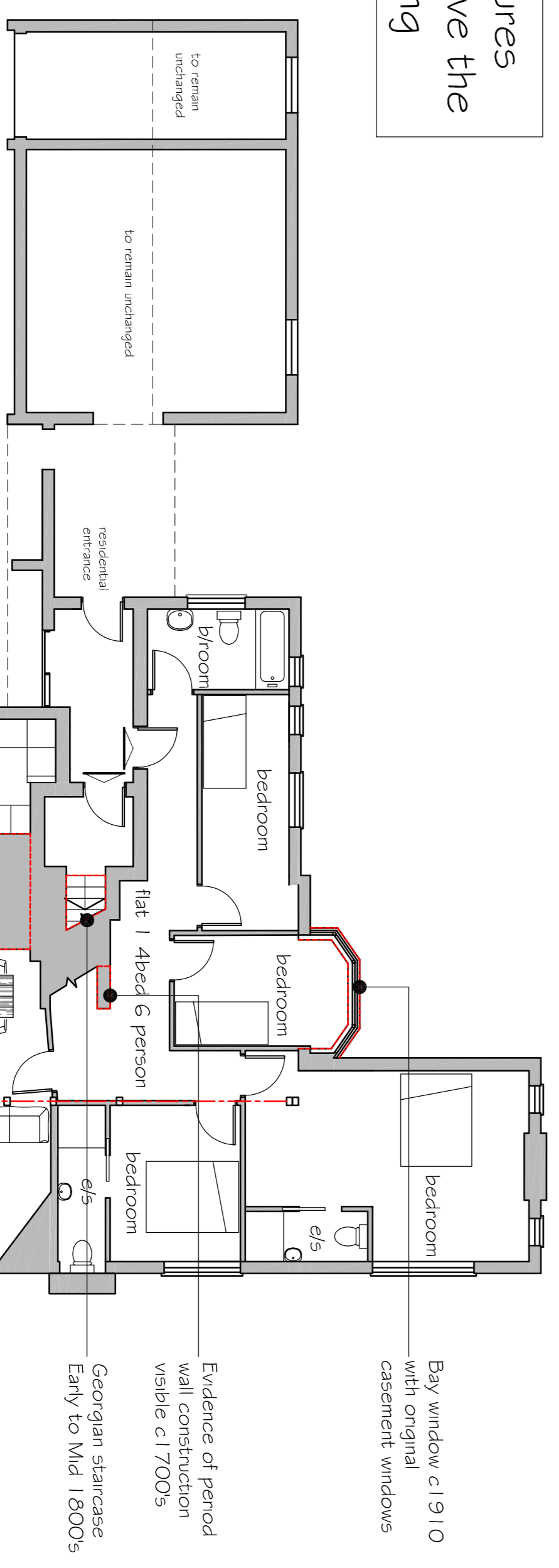


proposed first floor plan 1:100

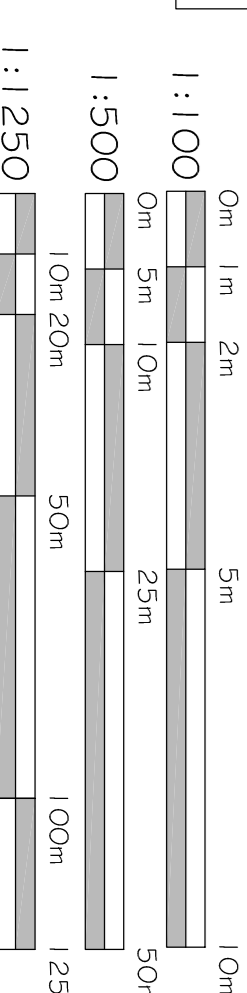


proposed second floor plan 1:100

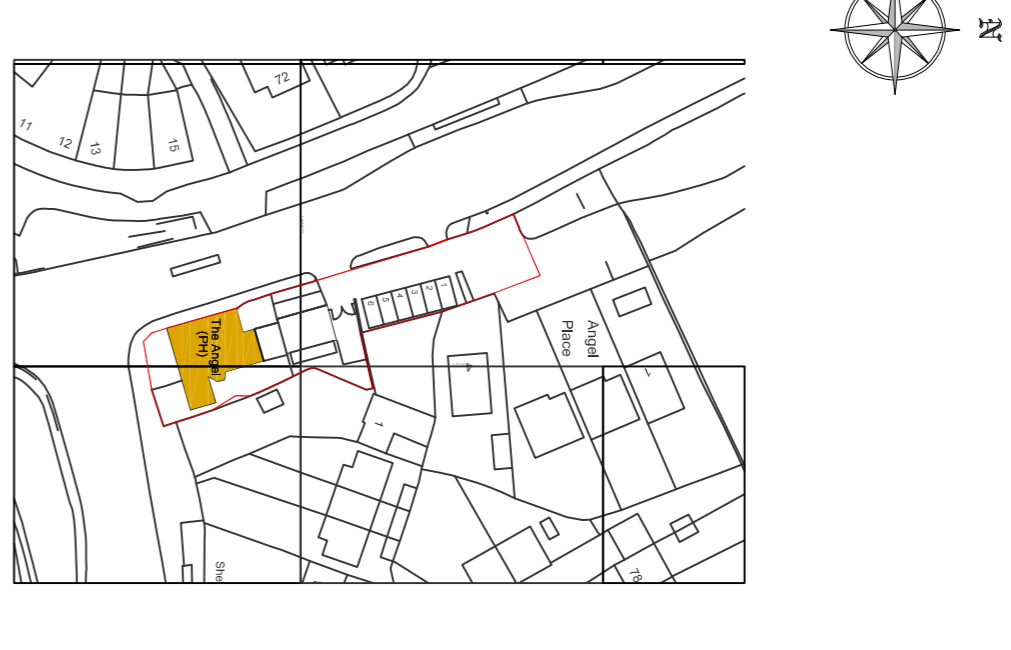
NOTE - All Interior Period Features to remain unchanged to preserve the historical integrity of the building



proposed ground floor plan 1:100



NOTES:
do not scale
dimensioned drawings and larger scale drawings take precedence. Figure dimensions only are to be taken from the drawing.
dimensions:
All building and site dimensions, levels and square meter levels at ground level are to be taken from the drawing. All dimensions are to be checked prior to the placement of orders for materials or the submission of drawings for construction. All dimensions are to be checked against the Architect's drawings. All dimensions are to be checked against the Architect's drawings. All dimensions are to be checked against the Architect's drawings.
specification:
The Contractor is to comply with current Building Regulations, British Standards Specifications, Building Regulations etc. Whether or not specified or not, all work shall be completed to the highest standard of workmanship and shall be completed with any structural or other relevant specialist and design documentation provided.



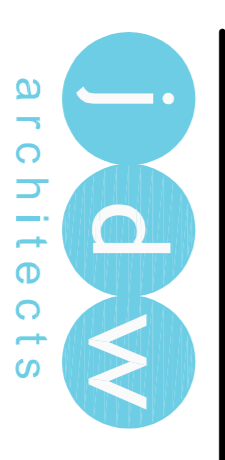
site location plan 1:1250

REVISIONS:

client:
Mr. Schneck

project:
the angel
woodhatch road
regate

proposed plans and elevations



head office:
the old stone masons, 10 St Johns St
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Tel: 01753 851159 Fax: 01753 851157

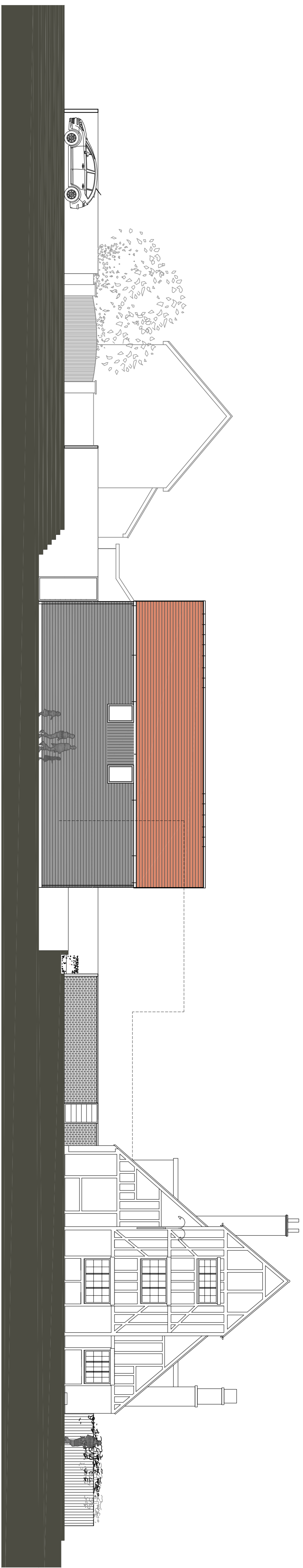
regate office:
ground floor, 128 Regent Road
London, E1 3AB
Tel: 01633 345000 Fax: 01633 346812
www.jpdwarchitects.co.uk

DATE: 11/10/20
SCALE: @A1
NOV 15 2019
JOB NO.: JW595-105
REV: C

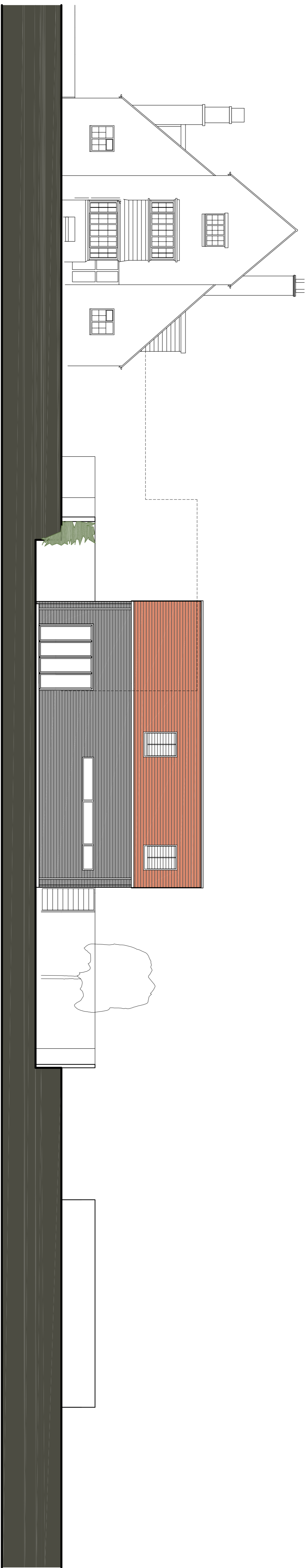
do not scale.
detailed drawings and larger scale drawings take precedence. Figure dimensions only are to be taken from the drawing.

dimensions:
All building and site dimensions, levels and square meter levels at contractor level are to be taken from the drawings. All dimensions are to be checked prior to the placement of orders for materials or the fabrication of components. All dimensions are to be checked on site by the Architect immediately for verification.

Specifications:
This contract is to comply with current Building Regulations, British Standard Specifications, Building Regulations etc. Whether or not specified, all work shall be carried out in accordance with any relevant specialist and design documentation provided.



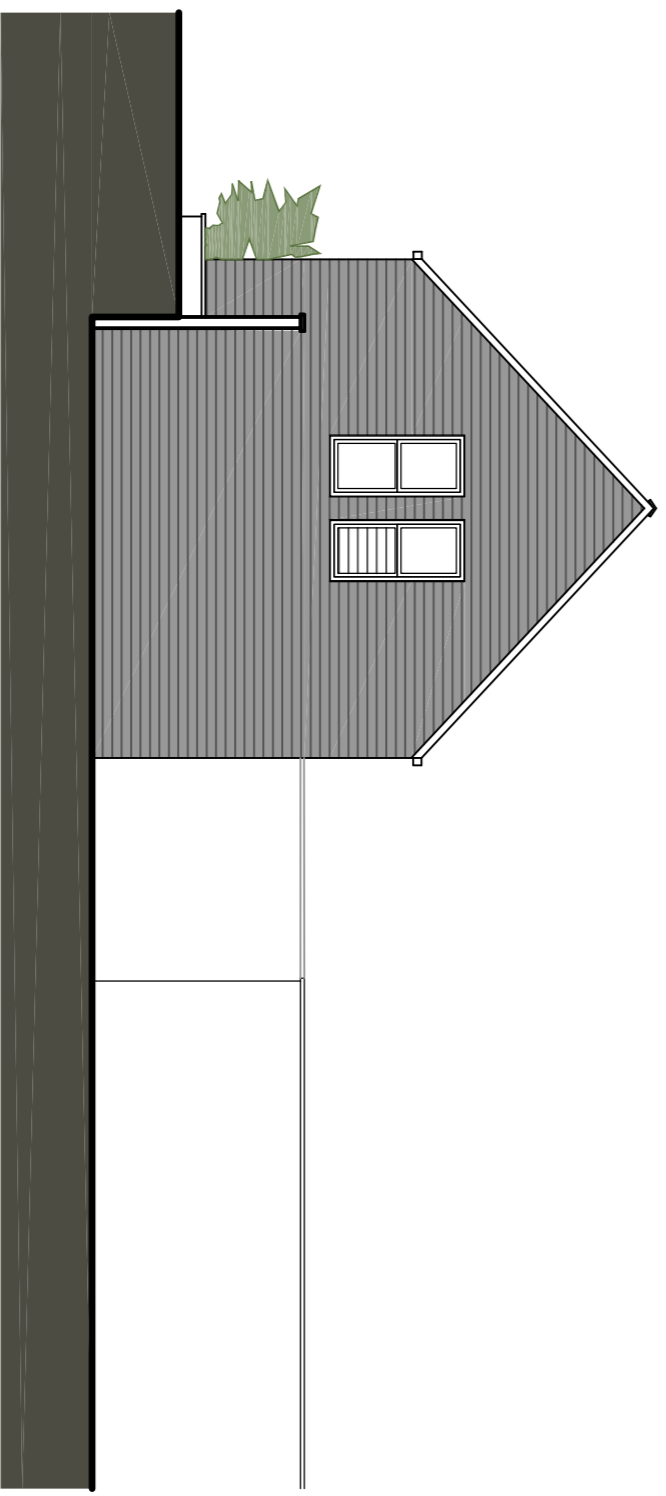
Proposed West (Front) Cutaway Elevation 1/100 @ A1



Proposed East (rear) Cutaway Elevation 1/100 @ A1



Proposed North (side) Cutaway Elevation 1/100 @ A1



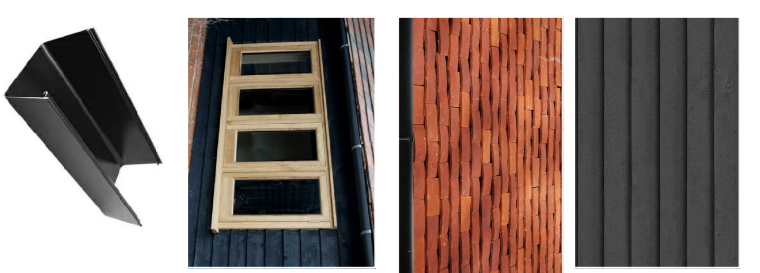
Proposed South Cutaway Elevation 1/100 @ A1

black timber weatherboard

handmade clay tiles

timber windows

square section aluminum guttering



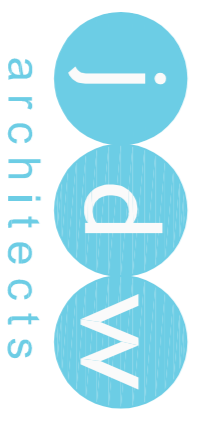
0m 1m 2m 5m 10m
 1 : 100

REVISIONS:

client: Mr. schneck

project: the angel woodhatch road reigate

descriptions: Proposed cutaway Elevations



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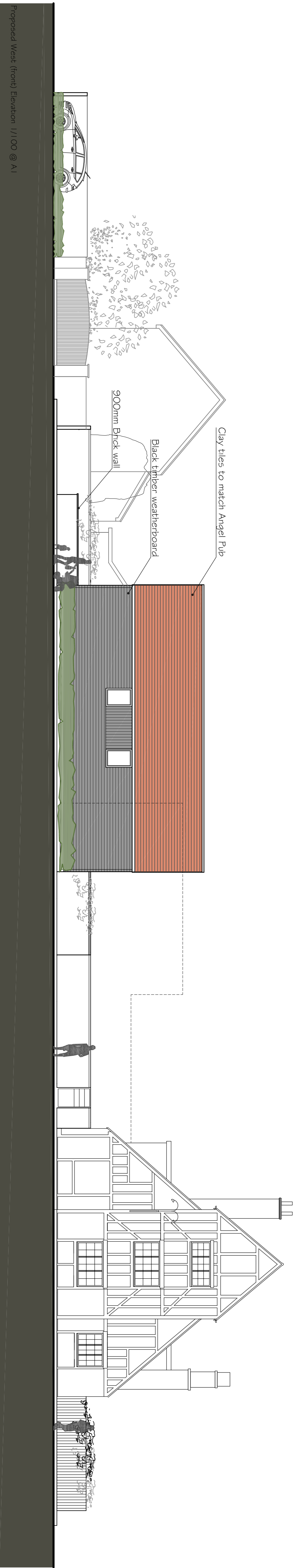
newport:
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 newport, south wales np23 5ba
 tel: 01633 245020 fax: 01633 246812
 e: newport@jpdwarchitects.co.uk
 w: www.jpdwarchitects.co.uk

drawn: 1:100 @A1
 date: 5/10/21 of:
 Jun 17

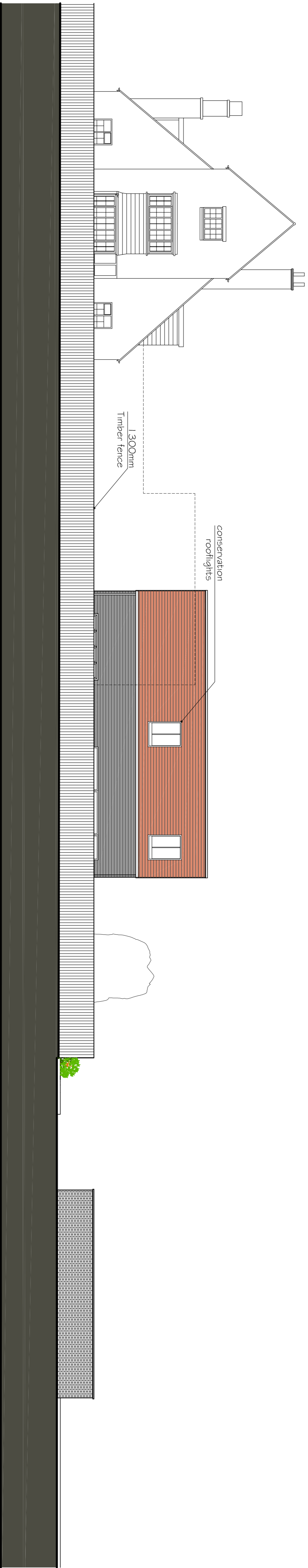
job no: JW595-104

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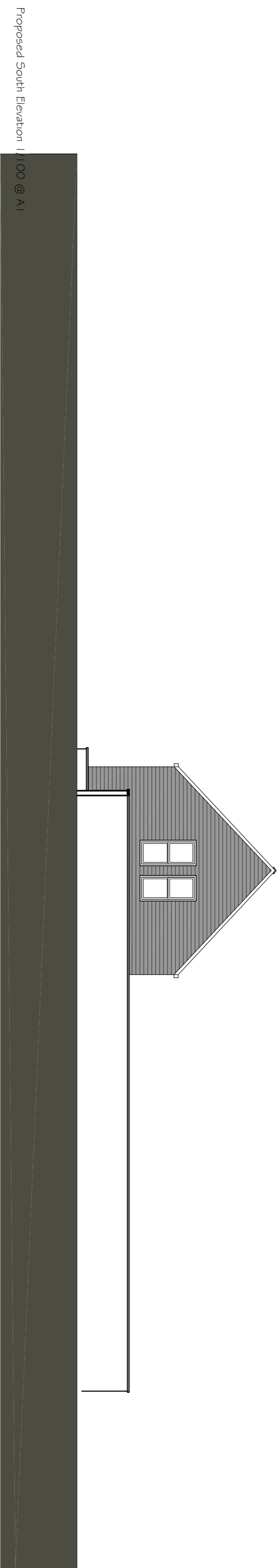
do not scale.
 detailed drawings and larger scale drawings take precedence. Figure dimensions only are to be taken from the drawing.
 dimensions:
 All building and site dimensions, levels and square meter levels at contractor level are to be taken from the drawing. All dimensions are to be checked prior to the placement of orders for materials or the submission of any drawings to the contractor. All dimensions are to be checked immediately for verification.
 Specifications:
 The contractor is to comply with current Building Regulations, British Standard Specifications, Building Regulations etc. Whether or not specified, all work shall be carried out in accordance with any standard or specialist and design documentation provided.



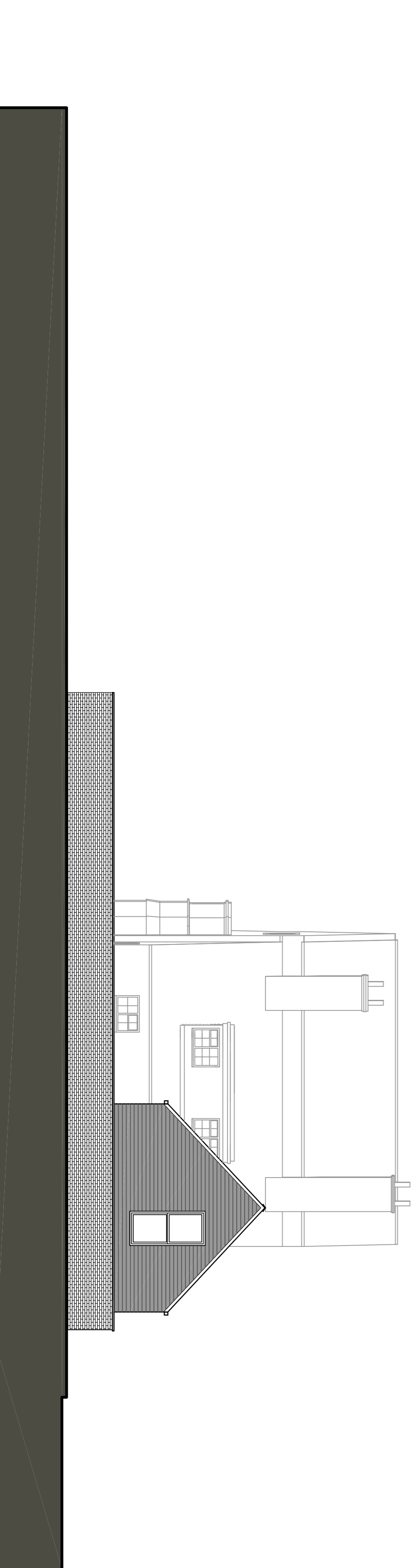
Proposed West (front) Elevation 1/100 @ A1



Proposed East (rear) Elevation 1/100 @ A1



Proposed South Elevation 1/100 @ A1



Proposed North Elevation 1/100 @ A1



Proposed South Elevation (Angel Pub) 1/100 @ A1



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 e-mail: info@jpdwarchitects.co.uk
 www.jpdwarchitects.co.uk

DATE: 1:100 @A1
SCALE: 1:100
DATE: 5/10/11
BY: JWS
PROJECT: JW595-103
NO: K

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do not scale.
 detailed drawings and larger scale drawings take precedence. Figure dimensions only are to be taken from the drawing.

All building and site dimensions, levels and square meter levels at completion shall be taken from the drawings. All dimensions are to be checked prior to the placement of orders for materials or the fabrication of any steelwork or other material or work to be set out in accordance with the Architect's Instructions for verification.

This contract is to comply with current Building Regulations, British Standard Specifications, Building Regulations etc. Whether or not specified, all work shall be carried out in accordance with any standard or other relevant specialist and design documentation provided.



View of new dwelling from the north



West / front elevation

REVISIONS:

client: Mr. schneck

project: the angel
 woodhatch road
 reigate

description: 3d Visualisations 1



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drawn: @AI
 dated: 31/08/17
 job no: JW595-107

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