 <b>Reigate &amp; Banstead</b> <b>BOROUGH COUNCIL</b> Banstead   Horley   Redhill   Reigate	<b>TO:</b>	PLANNING COMMITTEE
	<b>DATE:</b>	04 July 2018
	<b>REPORT OF:</b>	HEAD OF PLACES AND PLANNING
	<b>AUTHOR:</b>	Matthew Holdsworth
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<b>AGENDA ITEM:</b>	11	<b>WARD:</b> Salfords and Sidlow

<b>APPLICATION NUMBER:</b>		18/00915/LBC	<b>VALID:</b>	04 May 2018
<b>APPLICANT:</b>		Mr & Mrs Newland	<b>AGENT:</b>	
<b>LOCATION:</b>		<b>AXES MANOR, NEW HOUSE LANE, SALFORDS, SURREY</b>		
<b>DESCRIPTION:</b>		<b>Addition of an oak framed dormer window to bed 1, enlargement of a secondary window to bed 1 and addition of a porch to the principal entrance</b>		
<b>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.</b>				

This application is referred to Committee in accordance with the Constitution as the application has been made by a relation of a Councillor.

## SUMMARY

This is an application for listed building consent, for the addition of an oak framed dormer window to bed 1, enlargement of a secondary window to bed 1 and addition of a porch to the principal entrance

The proposed alterations have been designed with appropriate detail and form and following receipt of some amended plans and with a condition to control the materials and the detailing of the implementation the proposals respect and would not harm the character of the listed building and is therefore considered to accord with policy.

## RECOMMENDATIONS

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

## Consultations:

Conservation Officer: no objection to the amended subject to a condition specifying materials

Salfords and Sidlow Parish Council: No observations

## Representations:

Letters were sent to neighbouring properties on 14 May 2018, and a site notice was posted 15 May 2018. No responses have been received.

### 1.0 Site and Character Appraisal

- 1.1 The site is a large corner plot at the junction of Axes Lane and New House Lane, situated within the Metropolitan Green Belt. There is a Grade II Listed two storey detached farmhouse on the site which is accessed from New House Lane. The property has a large curtilage area which itself is surrounded by land also under the applicants ownership. There is also a detached barn within the site. The site is relatively flat throughout and no significant trees would be harmed by the proposal.
- 1.2 The surrounding area is characterised by the open setting of the green belt with properties irregularly located in the vicinity. The nearest properties to the application site are a pair of semi detached dwellings to the south of the site which front New House Lane.

### 2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: none as the applicant did not approach the Council prior to the submission of the application.
- 2.2 Improvements secured during the course of the application: Reduction in size and scale of dormer and fenestration.
- 2.3 Further improvements could be secured: A condition will be placed on the grant of permission regarding materials to ensure an appropriate quality with regards the listed building.

### 3.0 Relevant Planning and Enforcement History

- |     |                               |  |                            |
|-----|-------------------------------|--|----------------------------|
| 3.0 | 15/00779/HHOLD & 15/00780/LBC | Erection of a single storey extension to the northern flank wall of the existing dwelling to accommodate installation of new ground source heat pump and associated plant systems. | Granted<br>04 June 2015    |
| 3.1 | 14/01592/F                    | Erection of single storey detached 3 bay oak frame garage and single   | Granted<br>16 October 2014 |

storey detached stable block with  
feed/equipment stores for personal  
and private use, and all weather  
turnout area

3.2	96/07700/F	Demolition of single storey extensions and addition of 2 storey extension	Granted 02 August 1996
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3.3	96/07710/LBC	Listed Building Consent for demolition of single storey extension and addition of 2 storey extension	Granted 02 August 1996
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#### 4.0 Proposal and Design Approach

4.1 This is a listed building consent application for the addition of a dormer window to bedroom one, enlargement of a secondary window to bed 1 and the addition of a storm porch to the principal entrance.

4.2 The proposal does not require a planning application as it the works proposed would be permitted development. As the building is listed, a listed building consent for the works is, however, necessary.

#### 5.0 Policy Context

##### 5.1 Designation

Grade II Listed Building

##### 5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)  
CS2 (Valued Landscapes and Natural Environment),  
CS3 (Green Belt)  
CS4 (Valued Townscapes and Historic Environment)  
CS10 (Sustainable Development),  
CS11 (Sustainable Construction),

##### 5.3 Reigate & Banstead Borough Local Plan 2005

Heritage Sites	Pc9,
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##### 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

### Impact to the Listed Building

- 6.2 The proposed dormer would be gabled and be on the western cat-slide elevation. Following amended plans, the dormer has been slightly reduced in width and height and the fenestration altered so that the gable is now tile hung and it has a three casement window that would be the same width as the window below.
- 6.3 It is also proposed to increase the size of one window on the eastern elevation to match the adjoining window. This is one of the more modern parts of the property and there is no objection to this work.
- 6.4 It is also proposed to construct a storm porch around the eastern (main) door. This would be of an oak frame and of suitable design.
- 6.5 The conservation officer has been consulted and he has no objections subject to a condition being added to the permission which relates to the materials.

## 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
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**Received**

Elevation Plan	3		26.04.2018
Floor Plan	2		26.04.2018
Floor Plan	4		26.04.2018
Elevation Plan	5	B	01.06.2018

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. 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 and tile hanging shall be of handmade sandfaced Wealden plain clay tiles, with handmade hogsback ridge tiles. The tiles should be of colour to match existing, with the tile hanging lighter than the roof. The tile hanging should be run in straight horizontal lines. A Winchester cut kick to the junction of the roof plane shall not be used as it is not traditional to the area. No bargeboard shall be used for the dormer. The verge detail to the roof shall be a tile overhang to match existing with tile undercloak. The roof pitch shall not be less than the existing roof pitch.
  - b) The bargeboards to the porch shall be straight edged with no box end.
  - c) All joinery to the dormer shall be of painted timber and the window shall have casements in each opening to ensure equal sightlines.
  - d) There shall be no fascia board to the eaves.

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.

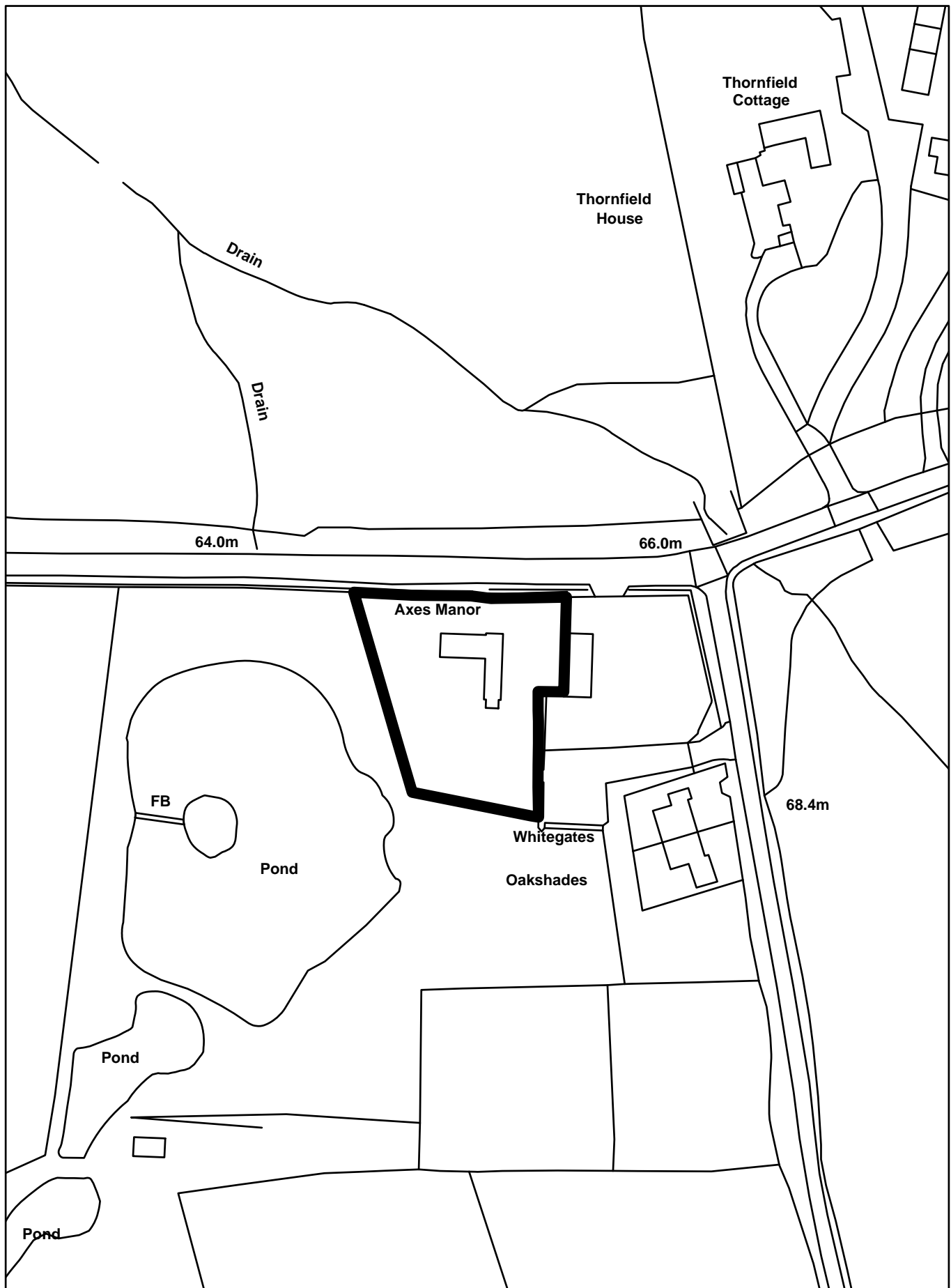
**REASON FOR PERMISSION**

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.

# 18/00915/LBC - Axes Manor, New House Lane, Salfords





Proposed Front Elevation  
1:100



Proposed Left Elevation  
1:100



Proposed Rear Elevation (no change from existing)  
1:100



Proposed Right Elevation (no change from existing)  
1:100

**Materials:**

Clay plain roof and hanging tiles to match existing roof tiles

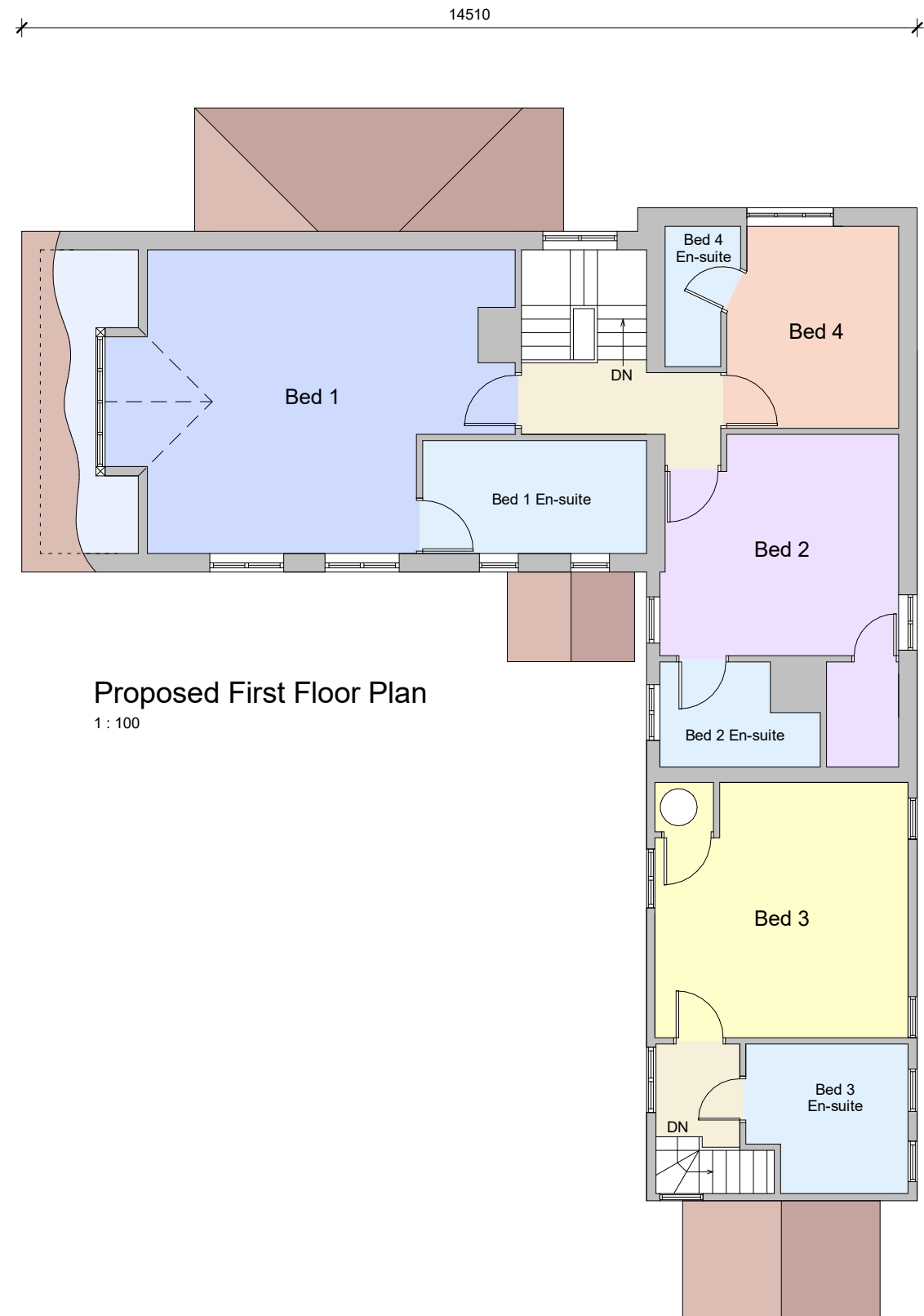
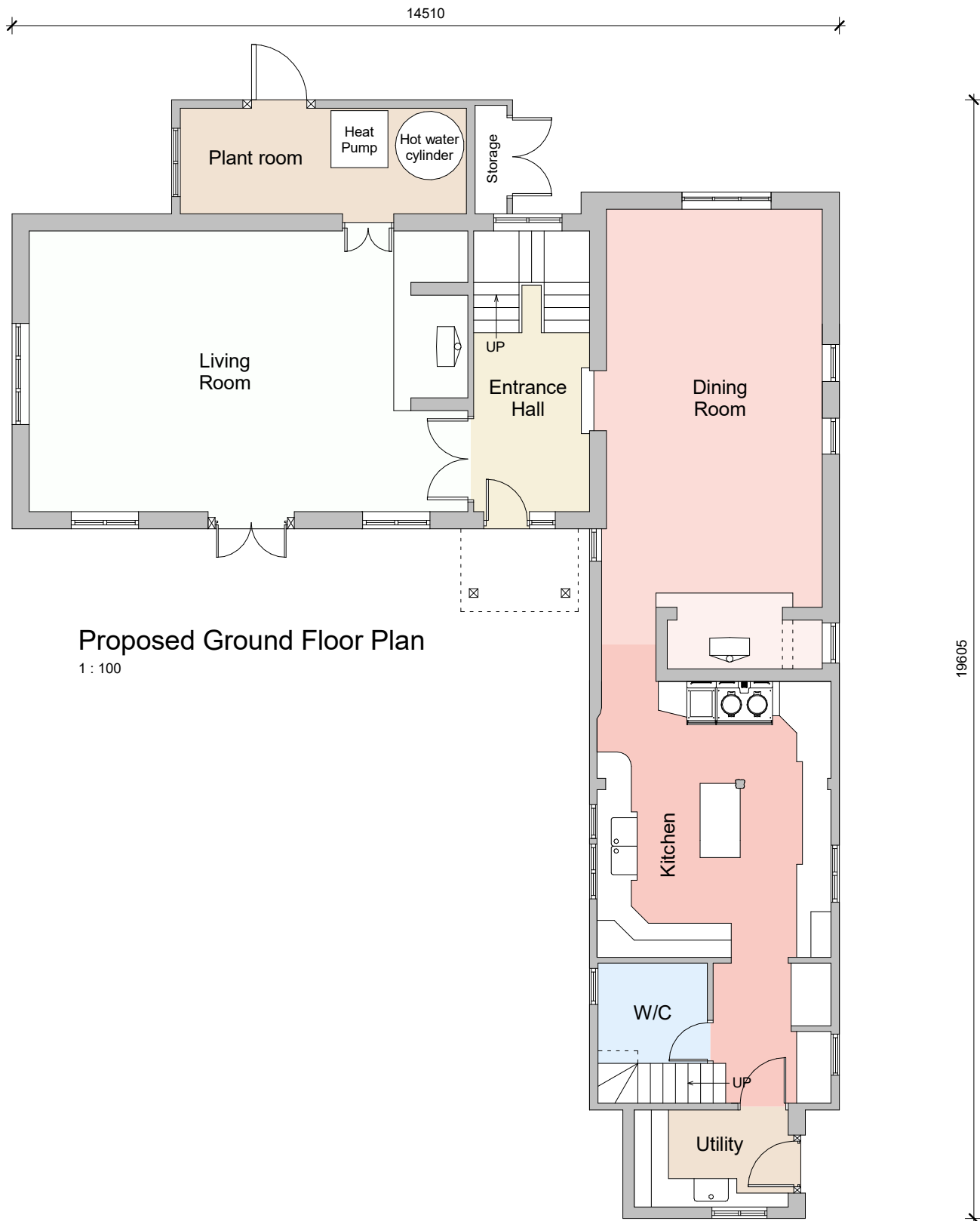
Rustic oak framed construction to compliment existing oak features throughout



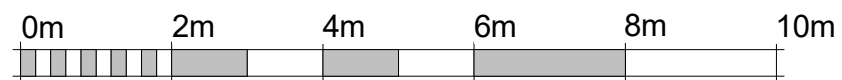
VISUAL SCALE 1:100 @ A3

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Revision:	Date:	<div>blue lava architecture</div> <div>www.bluelavaarchitecture.co.uk</div> <div>Blue Lava Architecture Ltd.</div> <div>Woodland House, Loves Green, Highwood, Chelmsford, CM1 3QH</div> <div>Tel: 01245 248 894   Mob: 07397 852 746</div> <div>Email: info@bluelavaarchitecture.co.uk</div>	Project:		Project No: 112
A - Dormer amended from 4 pane to 3 pane	18/05/18		Axes manor, New House Lane, Redhill, Surrey, RH1 5RA		
B - Dormer materials amended to hanging tile	30/05/18		Proposed Elevations		
			Scale:	1 : 100	5b
			Date:	30th May 2018	



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	Axes manor, New House Lane, Redhill, Surrey, RH1 5RA	
	Proposed Floor Plans	
	Scale:	1 : 100
	Date:	25th April 2018
		4





Existing Front Elevation  
1:100

14510



Existing Left Elevation  
1:100

19605



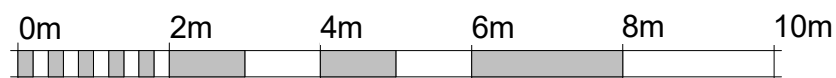
Existing Rear Elevation  
1:100

14510




Existing Right Elevation  
1:100

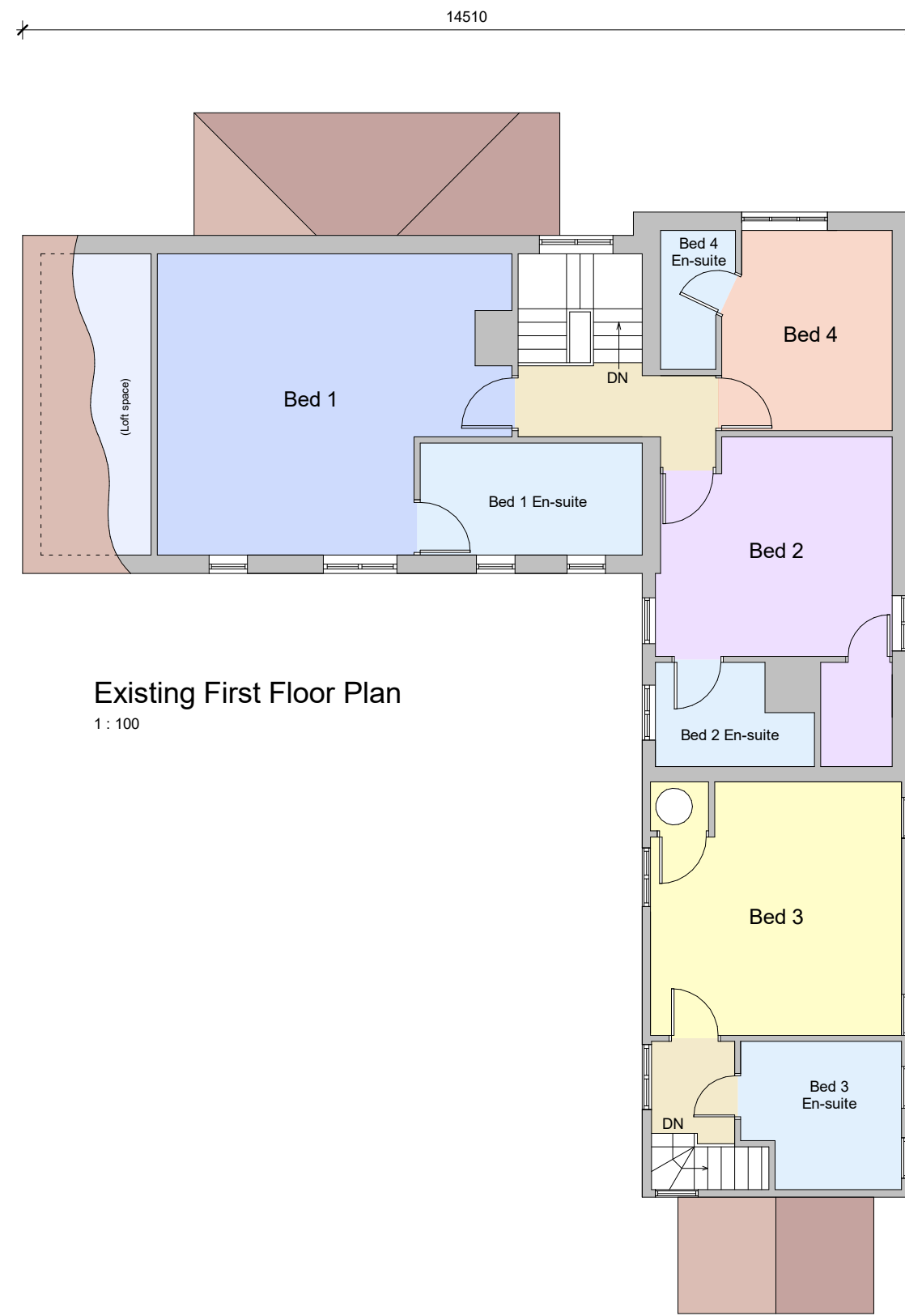
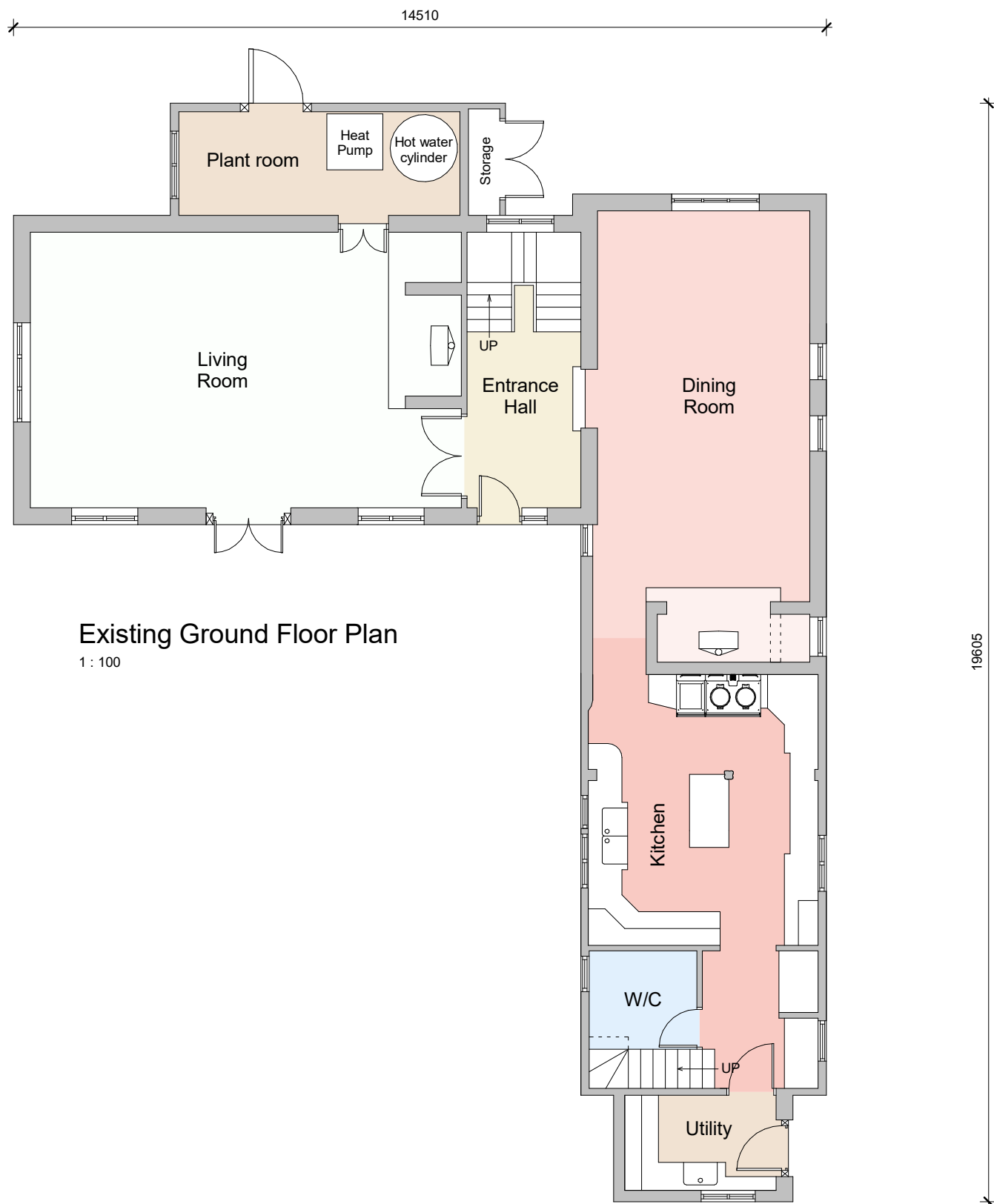
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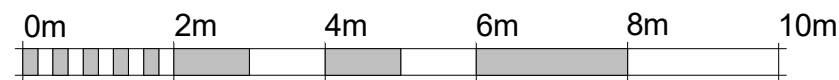
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	Axes manor, New House Lane, Redhill, Surrey, RH1 5RA	
	Existing Elevations	
	Scale: 1 : 100	3
Date: 25th April 2018		



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	Scale:	1 : 100
	Date:	25th April 2018
		2