 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	20 th January 2021
	REPORT OF:	HEAD OF PLANNING
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AGENDA ITEM:	9	WARD: Lower Kingswood Tadworth and Walton

APPLICATION NUMBER:	20/02096/F	VALID:	21 st October 2020
APPLICANT:	A E Crewe Properties Ltd	AGENT:	PLarchitects Limited
LOCATION:	MARKET HOUSE 12A CROSS ROAD TADWORTH SURREY KT20 5SR		
DESCRIPTION:	Carrying out of external material changes to the appearance of the building further to 19/00905/PAP3M. As amended on 30/11/2020.		
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 a Councillor is a member of the Agent's design team.

SUMMARY

This is a full application for proposed external material changes to the appearance of the building further to 19/00905/PAP3M. Application 19/00905/PAP3M confirmed prior approval was not required for the conversion of the financial and professional services/B1offices to 2 x 1 bedroom flats. This application seeks consent for elevational changes in respect of the conversion to residential use.

The application proposes changes to the front and side elevations of the building, largely replacing windows and doors, and reducing the overall number of windows. A modest increase in the roof height is proposed to accommodate new insulation and changes to the layout at the front of the site to create a small enclosed front garden area is also included within the application.

The site is partly within and adjacent to the Tadworth Conservation Area. During the course of the application, amended plans were sought to address concerns raised by the Conservation Officer in terms of the design of the proposed alterations. Amended plans were submitted that have successfully addressed the issues raised and subject to recommended conditions, no objection is raised by the Conservation Officer.

The proposal is considered to have an acceptable impact upon the character and setting of the Conservation Area and is not considered to result in a harmful impact upon the amenities of neighbouring properties.

RECOMMENDATION

Planning permission is **GRANTED** subject to conditions.

Consultations:

Highway Authority: 'There is no reason for a highway consultation on this application, as this does not impact the public Highway.'

Tadworth and Walton Residents Association: 'The R A supports Mr McInally's comments relating to the door and windows on the long elevation which will be visible within the conservation area.'

Contaminated Land Officer: No comments received

Conservation Officer: No objection subject to recommended conditions

Representations:

Letters were sent to neighbouring properties on 2nd November 2020, a site notice was posted 30th November 2020 and advertised in local press on 4th November 2020.

0 responses have been received.

1.0 Site and Character Appraisal

- 1.1 The site consists of a roughly triangular shaped, single storey flat-roofed building that accommodated an accountants' business, off the south east side of Cross Road within the Tadworth local shopping centre. The triangular shape of the building results in a narrow frontage between the two neighbouring buildings, increasing in width towards the rear of the building. The site is relatively flat and areas of hardstanding bound both sides.
- 1.2 Within the locality are a variety of shops and commercial uses at ground floor level, with residential above.
- 1.3 The building itself lies outside the Tadworth Conservation Area, however land within the front part of the site, and beyond to west are within this designation, as well as the neighbouring buildings to the north east.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: Pre-application advice was sought on an extension to the building, however this application seeks changes to the elevations of the existing building only.
- 2.2 Improvements secured during the course of the application: During the course of the application amendments were sought to the external appearance to address concerns raised by the Conservation Officer.
- 2.3 Further improvements could be secured: Conditions recommended by the Conservation Officer would be attached to a grant of permission.

3.0 Relevant Planning and Enforcement History

- 3.1 19/00905/PAP3M Change from Class A2 to Class C3. Prior approval not required
27th June 2019

4.0 Proposal and Design Approach

- 4.1 This is a full application for proposed external material changes to the appearance of the building further to 19/00905/PAP3M. Application 19/00905/PAP3M confirmed prior approval was not required for the conversion of the financial and professional services/B1 offices to 2 x 1 bedroom flats. This application seeks consent for elevational changes in respect of the conversion to residential use.
- 4.2 To the front of the building a replacement door and window are proposed along with a hedge to create a small front garden area. To the south west side elevation, the windows would be replaced and 3 of them would be flanked by areas of white render. To the north side elevation, the windows would be reduced from 5 to 3, 2 of those retained would be replaced, and the existing door would be replaced.
- 4.3 To the front elevation the areas of white painted brick would be returned to red brick to match the existing side elevations, and the coping stone around the top of the building would be raised by 150mm to allow for added thermal roof insulation.
- 4.4 Internally, the layout would be changed to create 2 x 1 person, 1 bedroom flats.
- 4.5 Further details of the development are as follows:

Site area	371sqm
Existing use	Class A2 (financial and professional services)
Proposed use	C3 Residential
Existing parking spaces	0
Proposed parking spaces	2
Parking standard	2
Net increase in dwellings	2

5.0 Policy Context

5.1 Designation

Urban area
Tadworth Local Centre
Tadworth Conservation Area
Parking Standards - Medium Accessibility

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)
CS4 (Valued Townscapes and Historic Environment)
CS7 (Town/Local Centres),
CS10 (Sustainable Development),
CS11 (Sustainable Construction),
CS14 (Housing Needs)

5.3 Development Management Plan 2019

DES1 (Design of new development)
DES5 (Delivering high quality homes)
RET3 (Local Centres)
NHE9 (Heritage assets)
TAP1 Access parking and servicing
CCF1 Climate change mitigation

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

6.0 Assessment

6.1 The conversion of the site to residential use has been established by way of application 19/00905/PAP3M. This application relates solely to the external changes to the building. The site is within the urban area where there is a presumption in favour of sustainable development.

6.2 The main issues to consider are:

- Design appraisal
- Neighbour amenity
- Amenity for future occupants

Design appraisal

- 6.3 The application proposes changes to the front and side elevations of the building, largely replacing windows and doors, and reducing the overall number of windows. A modest increase in the roof height is proposed to accommodate new insulation and changes to the layout at the front of the site to create a small enclosed front garden area and also proposed. Policy DES1 of the Development Management Plan requires new development to be of a high quality design that makes a positive contribution to the character and appearance of its surroundings. It must, amongst others, reinforce local distinctiveness, respect the characteristics of the local neighbourhood and visual appearance of the immediate streetscene, have due regard to the layout, density, plot sizes, building siting, scale, massing, height and roofscapes of the surrounding area, the relationship to neighbouring buildings and views into and out of the site.
- 6.4 The site is partly within and adjacent to the Tadworth Conservation Area. Policy NHE9 of the DMP requires development to protect, preserve, and wherever possible enhance, the Borough's designated and non-designated heritage assets and historic environment including special features, area character or settings of statutory and locally listed buildings.
- 6.5 The Conservation Officer was consulted upon the application and concern was expressed as it was considered the proposed doors and windows would be unacceptable from a conservation viewpoint as they do not reinforce the local distinctiveness of the arts and crafts conservation area. This was due to their unequal casements and top hung windows. It would be expected that the existing doors and windows would need to be replaced to meet thermal requirements of the building regulations and having special regard to enhancing the Conservation Area it would be expected that these would be replaced with doors more in sympathy with the arts and crafts character of the conservation area and windows with equal casements and external glazing bars.
- 6.6 With regard to the front of the site a black balustrade/railing was proposed around the front of the site and it was considered this should be changed to a hedged garden. Also required was details of the rooflights to show that these will not protrude above the existing parapet.
- 6.7 During the course of the application, these concerns were communicated to the Applicant and revised plans submitted that were considered to successfully address the issues raised. The Conservation Officer was re-consulted and has no objection from a conservation viewpoint subject to the recommend conditions to require:

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) The infill to the windows on the south west elevation and the north west elevation (front) shall be in flemish bond dark multistock brick to match existing, the north west elevation being painted white to match existing.

b) All windows shall have casement in each opening and external glazing bars of traditional profile.

c) All doors shall be of painted timber.

d) The proposed hedge shall be an evergreen planted within the first month of the planting season after commencement and retained on an ongoing basis and managed to maintain a height not less than that shown on the approved elevation hereafter or as otherwise agreed in writing by the local planning authority. Any losses through death or disease shall be remedied by replacement planting, to current landscape standards, within 4 months to maintain this feature.

- 6.8 Subject to the recommended conditions, the proposal is considered to have an acceptable impact upon the streetscene and Tadworth Conservation Area, complying with policies DES1 and NHE9 of the Development Management Plan.

Neighbour Amenity

- 6.9 There would be an increase in the roof height of 150mm, however this is not considered to result in an overbearing impact upon the neighbouring buildings due to the modest level of change. The windows and doors would present a similar relationship to that of the existing and overall, the proposal is not considered to result in a harmful impact upon the amenities of neighbours.

Amenity for future occupants

- 6.10 The change of use to residential has been established by way of the prior approval application 19/00905/PAP3M in 2019. The submitted floor plans show 2 x 1 bedroom dwellings. Plot 1 would be a 1 bedroom, 1 person unit of 39.1sqm. The floor plans show that the bedroom would have 1 window and the kitchen/living/dining room would be served by 2 windows. Plot 2 would be a 1 bedroom, 1 person unit of 43.4sqm. The bedroom would be served by 1 window and the kitchen/living/dining room would be served by 4 windows. The new/replacement windows would serve the main habitable spaces providing light to the main living spaces and the floor areas meet the minimum space standards for 1 bedroom 1 person units. Overall, the proposal is considered acceptable in this regard and the elevational changes would provide sources of light and outlook to the residential uses approved.

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:

To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

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

Plan Type	Reference	Version	Date Received
Proposed Plans	208/PL13	A	30.11.2020
Location Plan	208/PL11		29.09.2020
Existing Plans	208/PL12		29.09.2020

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.

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) The infill to the windows on the south west elevation and the north west elevation (front) shall be in flemish bond dark multistock brick to match existing, the north west elevation being painted white to match existing.
 - b) All windows shall have casement in each opening and external glazing bars of traditional profile.
 - c) All doors shall be of painted timber.
 - d) The proposed hedge shall be an evergreen planted within the first month of the planting season after commencement and retained on an ongoing basis and managed to maintain a height not less than that shown on the approved elevation hereafter or as otherwise agreed in writing by the local planning authority. Any losses through death or disease shall be remedied by replacement planting, to current landscape standards, within 4 months to maintain this feature.

Reason:

To ensure that a satisfactory external appearance is achieved of the development with regard to Development Management Plan policies DES1 and NHE9

INFORMATIVES

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.

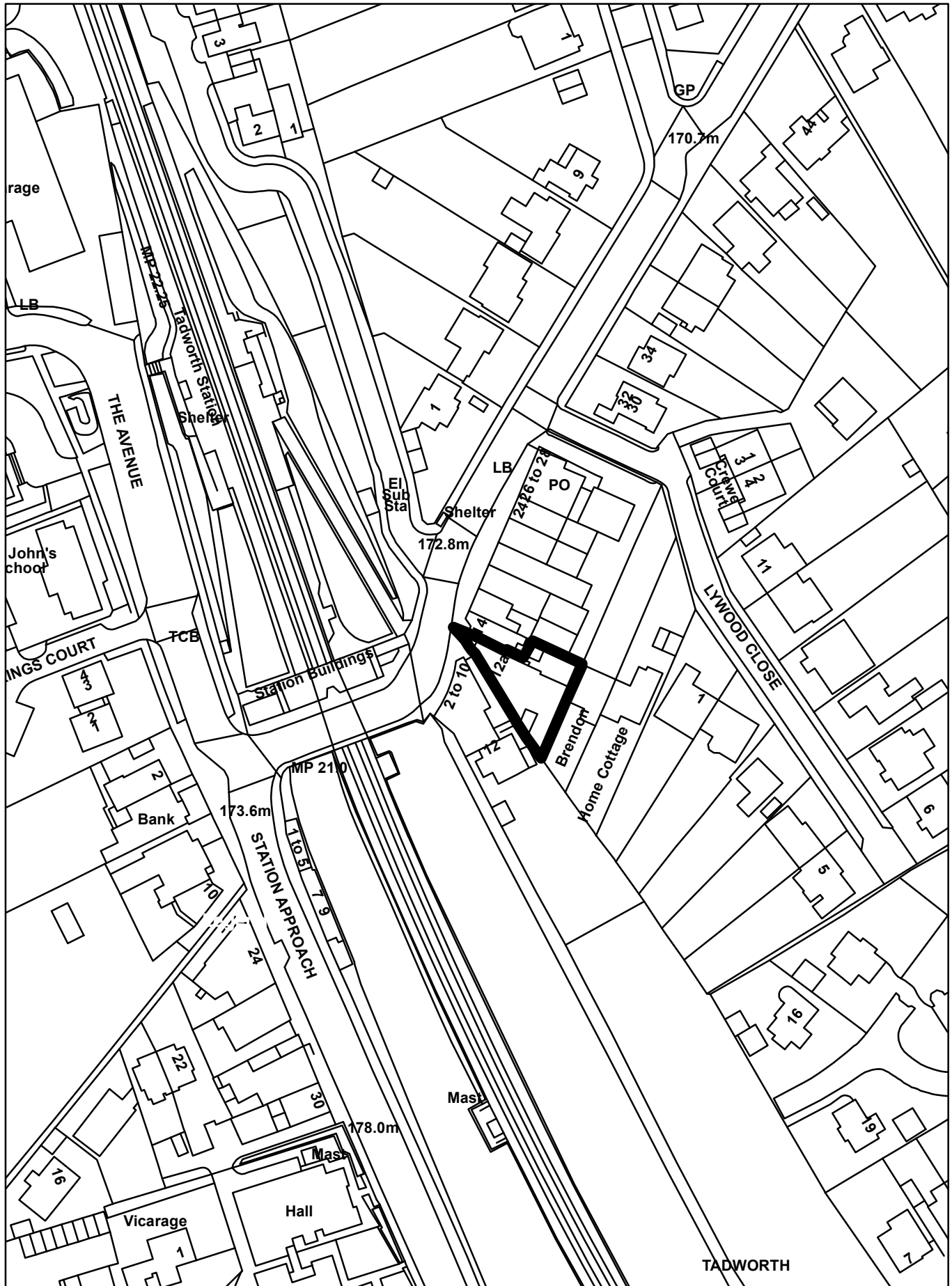
REASON FOR PERMISSION

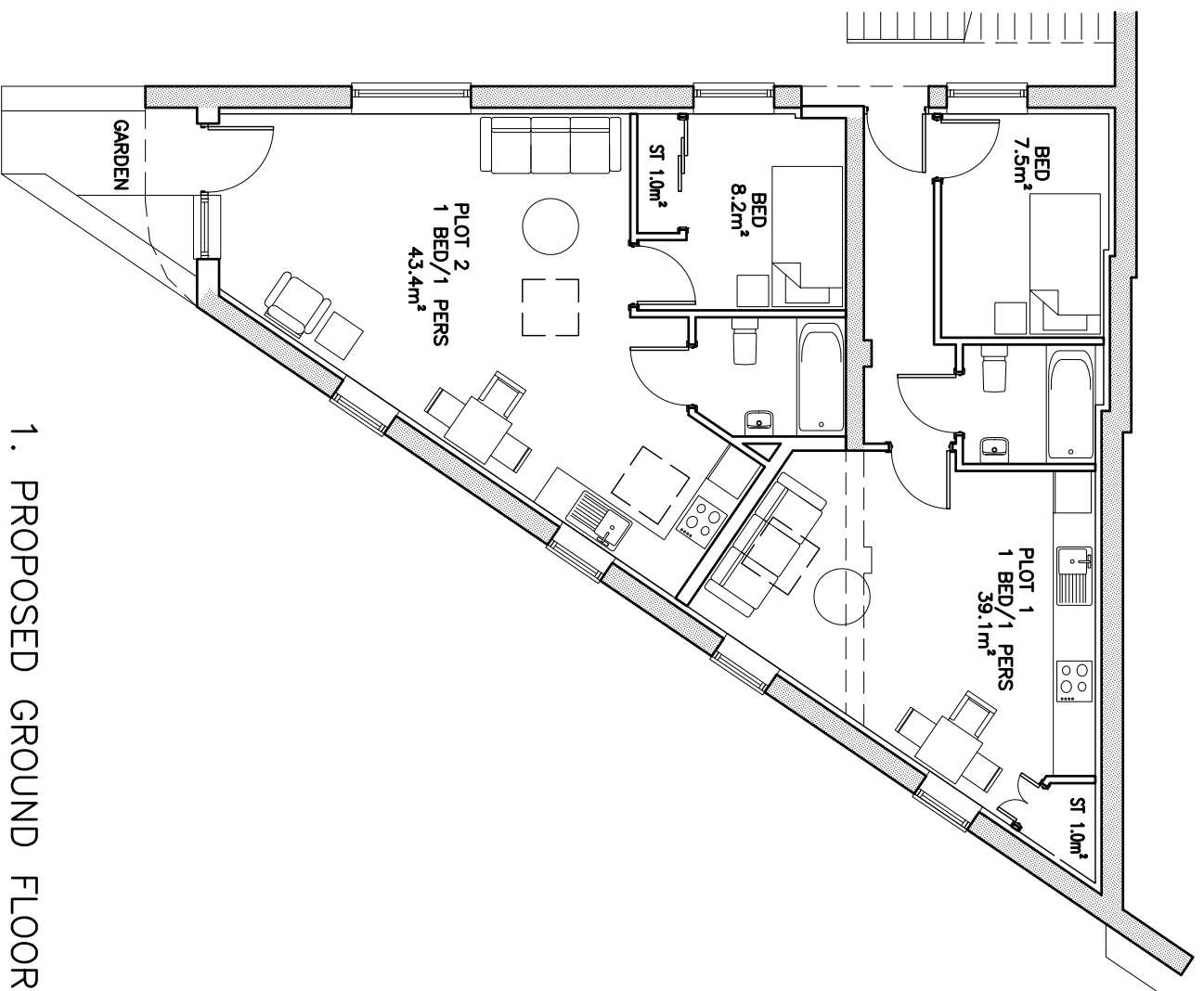
The development hereby permitted has been assessed against development plan policies DES1, DES5 and NHE9 and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

Proactive and Positive Statements

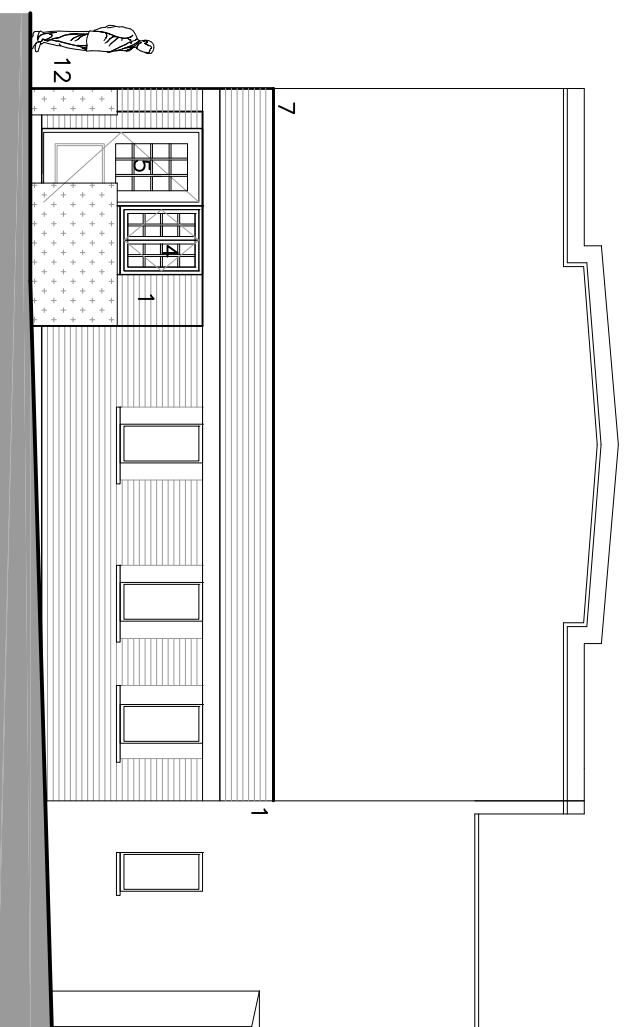
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in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

20/02096/F - Market House, 12A Cross Road, Tadworth

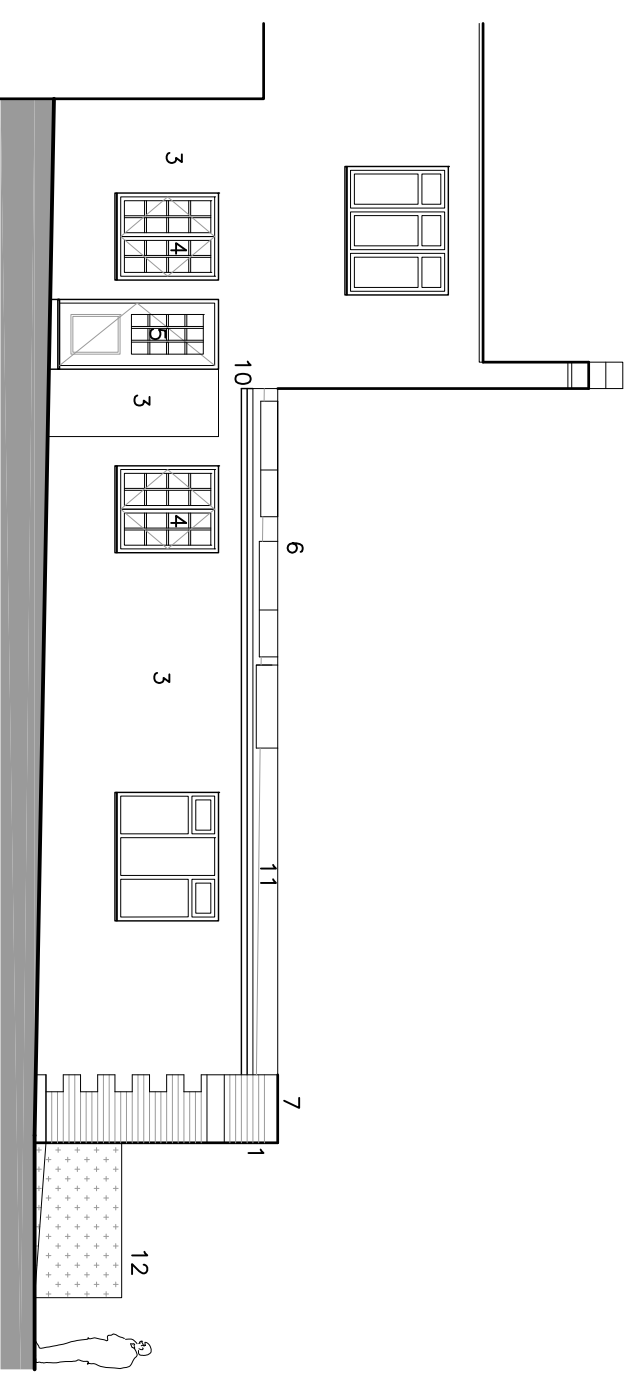




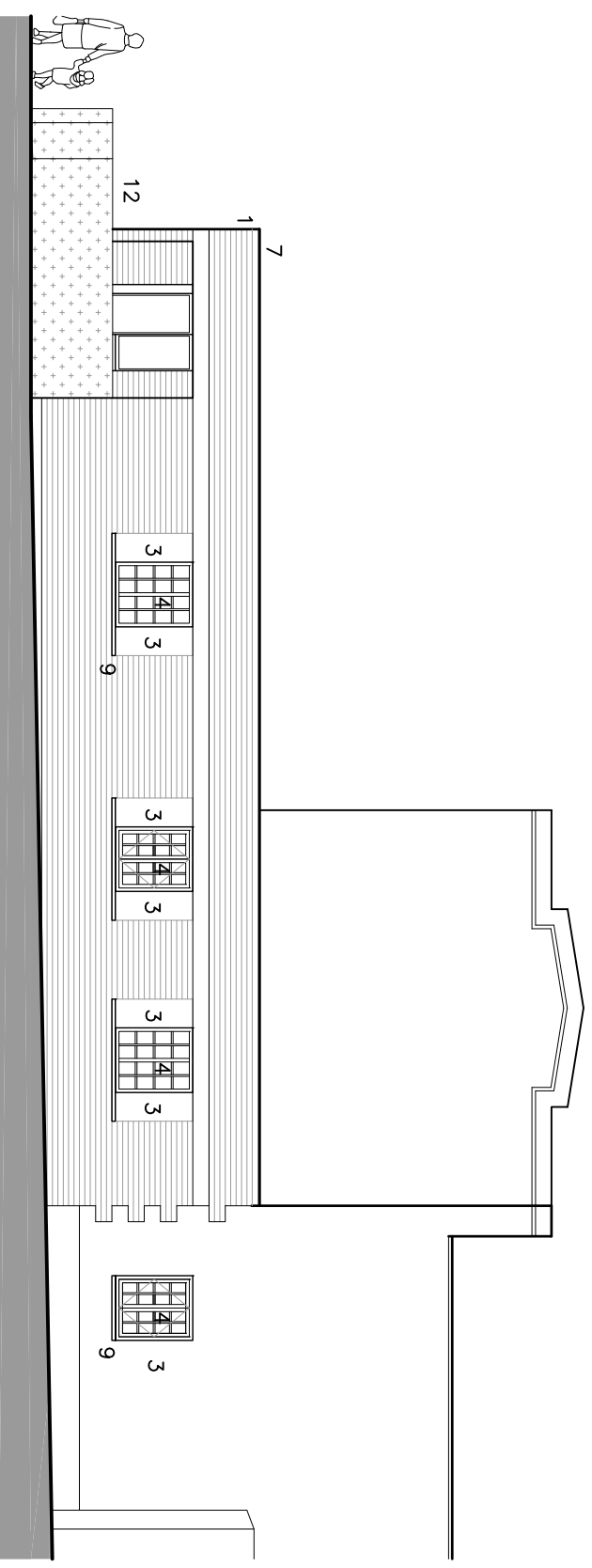
1. PROPOSED GROUND FLOOR PLAN 1:100



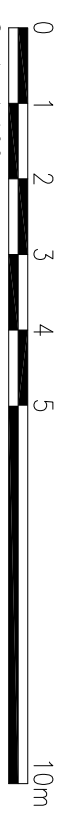
2. PROPOSED FRONT ELEVATION (NORTHWEST) 1:100



3. PROPOSED SIDE ELEVATION (NORTH) 1:100



4. PROPOSED SIDE ELEVATION (SOUTHWEST) 1:100



- KEY:
1. Red facing brick similar to existing
 2. —
 3. Render white similar to existing
 4. White windows
 5. White glazed door
 6. Rooflight
 7. Coping stone red raised by 150mm to allow for added thermal roof insulation
 8. —
 9. Precast sill similar to existing
 10. Black guttering white fascia similar to existing
 11. Flat roofing membrane dark grey raised by 150mm to allow for added thermal insulation
 12. Hedge

Client: A E Crewe Properties Ltd	Revision: A)25.11.2020
Project: Market House 12A Cross Road Tadworth Surrey KT20 5SR	Drawing No: 208/PL13
Drawing Title: Proposed ground floor plan and elevations	Date: Sep 20
Scale @ A3: 1:100	
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