 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	16 th May 2018
	REPORT OF:	HEAD OF PLACES & PLANNING
	AUTHOR:	Billy Clements
	TELEPHONE:	01737 276087
	EMAIL:	billy.clements@reigate-banstead.gov.uk
AGENDA ITEM:	9a and 9b	WARD: Merstham

APPLICATION NUMBER:	(A) 18/00312/F (B) 18/00313/LBC	VALID:	(A) 6 February 2018 (B) 6 February 2018
APPLICANT:	Surrey County Council	AGENT:	White & Sons
LOCATION:	OAKLEY CENTRE, RADSTOCK WAY, MERSTHAM		
DESCRIPTION:	Demolition of modern extension and conversion of existing listed building to provide 8 flats. Conversion of existing outbuilding into two houses. Residential development of surrounding land to provide 12 houses with associated access, parking and refuse storage		
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.			

SUMMARY

This report covers the full and listed building consent applications associated with the restoration and conversion of the existing Grade II listed Oakley Court into 8 flats, the conversion of an existing outbuilding into two houses and a new residential development comprising 12 houses within the surrounding grounds of the building.

The application follows a previous proposal for which the full planning permission was refused due to the lack of justification and very special circumstances for building within the Metropolitan Green Belt. The current application overcomes this issue by accommodating all of the new buildings within the urban area and on the parts of the site designated as Urban Open Land. The only incursion into the Green Belt is now in the form of part of the rear garden to one of the proposed units, the limited harm of which is considered to be outweighed by the benefits of the proposal.

The loss of Urban Open Land arising from the construction of the new dwellings would run contrary to Local Plan policy Pc6 and the minor incursion into the Green Belt through the residential curtilage to Plot 10 would constitute inappropriate development. However, in this case, the significant positive benefits arising from restoring, enhancing and securing the long term viability of the Grade II listed house coupled with the moderate weight which can be attached to the contribution which the scheme will make – both directly and indirectly – to the wider regeneration of the Merstham area and the removal of the go-kart track on site are cumulatively considered to be of sufficient weight that they justify

departure from Urban Open Land policy and clearly outweigh the very minor incursion and consequent minor harm to the Green Belt as very special circumstances.

As above, the proposal would retain, restore and convert the Grade II listed country house (Oakley Court) to provide 8 flats. The proposed conversion, including the removal of poorly designed later additions, is considered to be appropriate and subject to details which would be secured through condition, would be sensitive to the heritage significance of this building.

The proposed new dwellings, comprising a mixture of 2, 3 and 4 bedroom units, would be laid out around the grounds of the main country house. Whilst now avoiding development on the Green Belt, the buildings are considered to remain sufficient set back so as to allow adequate setting around the original country house and appear subservient to it. The design of the new build units has been improved significantly through the course of the application, with the proposals taking cues from the original lodge building nearby on Radstock Way and incorporating the high standard of design and detailing which is necessary in this sensitive location. Overall, the scale, layout and appearance of the proposals is considered to be compatible with both the character of the wider locality and the setting and significance of the listed building.

The development would be served by the existing access from Radstock Way, with a total of 36 parking spaces provided which exceeds local standards. The County Highway Authority has confirmed that they have no objection to the scheme from a highway safety, operation or policy perspective.

The proposed dwellings, by virtue of their size, siting, separation to neighbours and boundary landscaping are not considered to give rise to undue harm to neighbour amenity in terms of overbearing, loss of light or overlooking. Changes to the internal configuration and fenestration of Plot 11 (previously Plot 17) mean that the only windows now facing towards adjoining properties on Radstock Way would be obscure glazed, ensuring there would not be overlooking of these properties and thus overcoming the previous reason for refusal.

Under Core Strategy policy, the development should provide on-site affordable housing at a rate of 30% of the proposed dwellings. However, both the policy and associated Affordable Housing SPD make allowance for negotiation where it can be demonstrated that provision of affordable housing would be unviable. In this case, an open book appraisal was submitted with the application which demonstrated that, once all costs – including the high costs associated with restoring and converting the listed building – the scheme was unable to provide for affordable housing. This appraisal was scrutinised and, whilst some limited additional value was extracted, it is concluded that requiring affordable housing (or a contribution in lieu) would be unviable, would risk stalling the development and would likely be found to be unreasonable at appeal. Given the viability position and the size of the scheme, a clawback mechanism is not considered to be justified.

RECOMMENDATION

A – 18/00312/F - Planning permission is **GRANTED** subject to conditions.

B – 18/00313/LBC – Listed Building Consent is **GRANTED** subject to conditions.

Consultations:

County Highway Authority (18/00312/F): No objection subject to conditions. The CHA also provided the following comments:

The County Highway Authority initially raised concerns regarding the adequacy of the existing access road from the site to Radstock Way to serve the proposed residential development as proposed under application 15/02200/f. The access road is narrow, therefore simultaneous entry and exit of vehicles into and out of the site is tight. To address these concerns, the applicant has once again submitted a Technical Note, which assesses the traffic that would have been generated by the former use of the site as a Community Youth Centre, and compares this with the traffic that is likely to be generated by the proposed residential development. The traffic generation associated with both uses has been estimated using vehicle trip rates derived from sites in the TRICS database. The CHA has checked the trip rates that have been obtained by the applicant, and is satisfied that these provide a reasonable and accurate estimation. The Technical Note concludes that the proposed residential development would generate a similar number of daily trips to the former Community Youth Centre, and the periods of peak two-way trips along the access road would not be materially more than the previous use. On this basis, the proposals are considered to be acceptable on highway safety grounds.

Tree Officer (18/00312/F): No objection subject to conditions. Response to the latest application is as follows:

As the site layout has not changed [in relation to T75] my views remain the same in terms of the impact the on the trees. The changes in level within the RPA of the off-site tree (T75) are not clear and the arboricultural report does not address this, however, a suitably worded condition will address this issue. Therefore, I raise no objection subject to the following conditions attached to the decision notice.

For clarity, the Tree Officers comments to the previous scheme (15/02200/F) were as follows:

I have reviewed the revised arboricultural report from PJC Consultancy reference 3806/15-01 dated 25th January 2017. My main concern relates to T75 and the relationship between this tree and plots 16 and 17. T75 is a mature Redwood located in the rear garden in the neighbouring property and is a prominent feature within the local landscape; therefore any proposed development must take into account its presence and post development pressure it will have on future occupants of these nearby dwellings. The revised layout has increased the distance between these buildings and T75 and therefore will not result in an incursion into its root protection area (RPA). The revised cross section drawing (ref 4.3.224.PreSec_AA&BB Rev B, Feb 2016) shows there will not be a change in ground levels within the RPA, but this information can be secured by way of a suitably worded condition. It is not reasonable to assume future residents will want to prune the tree because of its position, but the change in the layout of these two plots has addressed my initial concerns.

The loss of moderate value trees to accommodate this scheme will not have an adverse impact on the character of the area. The wooded area to the east of the site has only been partially surveyed, but the majority of it will not be developed, however I understand that it

was agreed a suitably worded condition will be attached to decision notice to formalise this area.

Therefore, I raise no objection subject to the following conditions being attached to the decision notice.

Conservation Officer (18/00312/F and 18/00313/LBC): No objection subject to conditions, key points of response set out below:

The application is for conversion of a grade II listed building, a Victorian country house of 1866 in the gothic style, with housing proposed within its grounds. (The original architect was Charles Henry Howell, known for designing hospitals and Surrey County Hall.) The proposals have been subject to extensive discussion and the set back and design of new housing within the grounds. The conversion of the internal plan form is reasonable in terms of the basic layout and whilst amendment of new fixed units such as kitchens is needed in terms of their location within a room to reduce their impact on existing architectural features (panelling, doors, cupboards and fireplaces) this can be conditioned as a reserve matter.

The basic layout of the conversion and the housing seems reasonable, with the new housing set back so the original country house has sufficient setting, and new houses reading visually as ancillary to the country house.

The hedging and shrubbery would need to be appropriate to the Victorian evergreen planting in the grounds. (The proposed Beech and Hornbeam hedges are rarely found before the mid-20th century so are not appropriate to historic gardens). The tree planting should reflect the Victorian ornamentals such found in the grounds so should include pine trees etc as well as the native oaks and limes. I would suggest that the existing shrubbery of Portuguese Laurel and other Victorian evergreen shrubbery are extended where screening is required.

The proposed concrete pavements would not be suitable for paths and patios where natural stone flagstones or gravel would be expected.

Details of the proposed position of solar panels and photovoltaic panels would need to be submitted for consideration as certain locations would not be appropriate in terms of the impact on the listed building. It is considered it would not be possible to site the panels on the listed building itself due to its lack of hidden valleys or flat roofs behind raised roofs or parapets.

Contaminated Land Officer (18/00312/F): Identifies potential for ground contamination to be present on and/or in close proximity to the application site and thus recommends conditions requiring appropriate investigations and remediation as necessary.

Surrey CC Sustainable Drainage and Consenting Team (18/00312/F): No objection subject to conditions

Reigate Society (18/00312/F): No objection

Environmental Health (18/00312/F): As per previous application, recommends condition regarding specification of building fabric and windows to ensure adequate noise environment given proximity to motorways

Surrey Police (18/00312/F): Encourages compliance with Secured by Design

Representations:

For both applications, letters were sent to neighbouring properties on 26th February 2018, a site notice was posted 7th March 2018 and advertised in local press on 8th March 2018.

Seven responses were received raising the following issues:

Issue	Response
Harm to Green Belt/countryside	Paragraphs 6.3-6.14 and condition 14
Poor design	Paragraphs 6.15 – 6.24 and conditions 4, 5 and 6
Harm to listed building	Paragraphs 6.16 – 6.25 and conditions 4, 7, 9, 12 and 15
Overlooking/loss of privacy	Paragraphs 6.30 – 6.36 and conditions 3, 14, 19 and 20
Overbearing relationship	Paragraphs 6.30 – 6.36 and condition 3
Noise & disturbance	Paragraphs 6.37 – 6.40 and conditions 11 and 14
Hazard to highway safety	Paragraphs 6.25 – 6.29 and conditions 5 and 16
Inadequate parking	Paragraphs 6.27 and condition 16
Increase in traffic and congestion	Paragraphs 6.25 – 6.29
Inconvenience during construction	Paragraphs 6.26 and 6.37 and condition 5
Loss of/harm to trees	Paragraphs 6.41 – 6.45 and conditions 3, 8, 9 and 10
Harm to wildlife habitat	Paragraphs 6.55 and conditions 8, 9, 10 and 13
Flooding, drainage and sewage capacity	Paragraph 6.53 and conditions 6 and 18
Property devaluation	Not a material planning consideration
Loss of private view	Not a material planning consideration
Harm to Conservation Area	The site is not within a Conservation Area

1.0 Site and Character Appraisal

- 1.1 The application site comprises Oakley Court, most recently used by Surrey County Council as a youth centre but now vacant, together with its surrounding grounds which are partially within the urban area (and designated as Urban Open Land) and partially within the Metropolitan Green Belt.
- 1.2 Oakley Court is a Grade II listed country house in the Victorian gothic style which has been the subject of later extensions and is currently in a poor state of repair. The site comprises a number of smaller outbuildings. To the south of the listed building is an area of gardens, laid to grass, whilst to the east is a more informal area of dense woodland which screens the site from the wider countryside. There are a number of trees to the north of the country house, along the southern boundary of the site and off site in neighbouring properties.
- 1.3 The site is located on the north eastern edge of the built up area of Merstham and is accessed through the existing residential area via a private driveway off Radstock Way. The site adjoins a number of existing residential properties to the west on Radstock Way and to the south on Bolsover Drive.
- 1.4 Within the surrounding area is a mixture of detached, semi-detached and terraced properties, much of which was built in the 1950s as a housing estate and is of simple form and appearance typical of the era. To the east and north, the area opens out into open countryside and public open space which is designated as Metropolitan Green Belt. This countryside is however interrupted by the M23 and M25 motorways and junction which run in relatively close proximity to the site.
- 1.5 As a whole, the application site, including the areas of woodland to the east which will remain partially undeveloped, comprises a site area of approximately 1.9ha.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: Pre-application advice regarding the redevelopment of the site was originally sought in 2014 and subsequently following refusal of the previous applications. At the latter, advice was given on how to accommodate the required development within the urban area whilst maintaining appropriate relationship with and setting of the listed mansion. Advice on detailed architectural and design matters was also given.
- 2.2 Improvements secured during the course of the application: None required as the submission was considered to be acceptable following pre-application advice.
- 2.3 Further improvements could be secured: Conditions are proposed to control landscaping, materials and other improvements as well as ensuring the restoration and maintenance of the listed building are secured in full accordance with the information submitted.

3.0 Relevant Planning and Enforcement History

- 3.1 15/02200/F Demolition of modern extension and conversion of existing listed building to provide 8 flats. Conversion of existing outbuilding into two houses. Residential development of surrounding land to provide 12 houses with associated access, parking and refuse storage. Refused 17th March 2017
- 15/02201/LBC Demolition of modern extension and conversion of existing listed building to provide 8 flats. Conversion of existing outbuilding into two houses. Residential development of surrounding land to provide 12 houses with associated access, parking and refuse storage. Approved with conditions 17th March 2017

- 3.2 Application 15/02200/F was refused for the following two reasons:

“The proposed development, by virtue of the siting of plots 20, 21 and 22, their curtilages and areas of parking and hardstanding within the Green Belt, would constitute inappropriate development within the Metropolitan Green Belt and would erode the openness thereof. In the absence of sufficient evidence to demonstrate that this aspect of the development is required to enable the restoration of the Grade II listed building, there are considered to be no very special circumstances to clearly outweigh the harm to the Green Belt, and any other harm and as such the development is contrary to policy Co1 of the Reigate and Banstead Borough Local Plan 2005, policy CS3 of the Reigate and Banstead Core Strategy and the provisions of the National Planning Policy Framework.”

“The proposed development, by virtue of the scale and design of plot 17 and their siting close to the boundary, would give rise to overlooking of the rear windows and rear garden area of adjoining properties on Radstock Way, harmful to the amenity thereof, contrary to policies Ho9 and Ho13 of the Reigate and Banstead Borough Local Plan 2005.”

4.0 Proposal and Design Approach

- 4.1 The proposed development seeks planning permission and separately listed building consent for the conversion of the Grade II listed Victorian country house and one of its outbuildings to create 8 flats and 2 two houses along with a new residential development of 12 dwellings within the grounds of the country house, partially in the urban area and partially on land within the Green Belt.
- 4.2 The Grade II listed mansion is proposed to be restored and converted to 8 flats, with the intention to minimise changes to external elevations and internal layout, maintain the historic layout and room proportions and restore the building closer to

its original state. An existing flat roofed extension would be removed. An existing outbuilding would also be retained and converted into two houses.

- 4.3 A total of 12 houses are proposed to be built within the grounds surrounding the listed building. These are arranged around in two main groups to the east and west of the main building, a smaller group of two dwellings to the south-west of the main building and a larger group of eight in a courtyard style layout to the south east of the main building. A further two dwellings would be located on the northern side of the access road.
- 4.4 A large area of open grounds to the south of the listed house would be retained as part of the layout and much of the woodland orchard in the eastern part of the site would be retained.
- 4.5 The new build units would be of traditional design, with design cues taken from the original lodge at 214 Radstock Way and the conventions of the listed mansion building.
- 4.6 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.
- 4.7 Evidence of the applicant's design approach is set out below:

Assessment	The site lies immediately to the east of a residential estate in a highly accessible location on the edge of the settlement. Oakley is a substantial listed building with various outbuildings. The main part of the site forms the remaining grounds of the original house with an area of woodland. To the west and south of the site is the residential development of Merstham, a predominantly former 1950's Council housing estate. To the north is a public open space and to the east is farmland and the M23/M25 motorway junction.
	The main house at Oakley is Grade II listed and an important village landmark. Land levels fall to the south west of the site and there are a number of mature ornamental trees which contribute towards the setting of the house and need to be retained.
Involvement	No evidence is provided of community consultation. The D&A and Planning Statements explain the pre-application engagement undertaken with the Council, both in relation to the original application and following the previous refusal.
Evaluation	The Planning Statement has explained how the development has evolved following the previous refusal, including the revisions to

	the layout.
Design	The applicant's reasons for the proposed layout were to locate all of the dwellings within the urban area to protect the Green Belt and overcome the previous refusal whilst also retaining sufficient spacing around Oakley. The form of buildings is proposed to be subordinate to the main building and sympathetic to the edge of settlement location. The design and materials aims to integrate effectively within the landscaped setting of the country house and visually respond to the listed building.

4.8 Further details of the development are as follows:

Site area	1.9ha (1.1ha area of development)
Existing use	Vacant youth centre, open grounds and woodland (including go-kart track)
Proposed use	Residential and open grounds/woodland
Proposed parking spaces	36
Parking standard	34 (maximum)
Net increase in dwellings	22
Proposed site density	20dph (based on 1.1ha proposed for development)
Density of the surrounding area	Bolsover Grove – 17 dph Radstock Way/Chesterton Drive – 39 dph Radstock Way (west side) – 18 dph

5.0 Policy Context

5.1 Designation

Metropolitan Green Belt (part)
Urban area (part)
Urban Open Land (part)
Grade II listed building – Oakley Court

5.2 Reigate and Banstead Core Strategy

CS1 (Presumption in favour of sustainable development)
CS3 (Green Belt)
CS4 (Valued townscapes and historic environment)
CS5 (Valued people/economic development)
CS10 (Sustainable development)
CS11 (Sustainable construction)
CS12 (Infrastructure delivery)
CS13 (Housing delivery)
CS15 (Affordable housing)
CS17 (Travel options and accessibility)

5.3 Reigate & Banstead Borough Local Plan 2005

Landscape & Nature Conservation	Pc4
Heritage	Pc9
Countryside	Co1
Housing	Ho9, Ho10, Ho13, Ho18
Movement	Mo4, Mo5, Mo7

5.4 Other Material Considerations

National Planning Policy Framework

National Planning Practice Guidance

Supplementary Planning Guidance	Local Distinctiveness Design Guide Affordable Housing SPD Developer Contributions SPD
------------------------------------	---

Other	Human Rights Act 1998 Community Infrastructure Levy Regulations 2010 (as amended) Conservation of Habitats and Species Regulations 2017 Planning (Listed Buildings and Conservation Areas) Act 1990
-------	---

6.0 **Assessment**

6.1 The application site comprises the former Oakley Youth Centre, a Grade II listed building set within large grounds which are partially designated as Urban Open Land and partially within the Metropolitan Green Belt.

6.2 The proposals involve the conversion of the Grade II listed building and an existing outbuilding, and the development of 12 new build dwellings, all of which would be on Urban Open Land with only a small part of the garden of one plot being within the Green Belt.

6.3 The main issues to consider are therefore:

- Principle of development on Urban Open Land and within the Metropolitan Green Belt
- Design, character and effect on heritage assets
- accessibility, parking and traffic implications
- effects on the amenity of neighbouring properties and future occupants
- affordable housing and infrastructure contributions

Principle of development on Urban Open Land and within the Metropolitan Green Belt

6.3 The site is dissected by the boundary of the Metropolitan Green Belt, with the western part of the site – on which the listed country house is positioned – falls

within the urban area (and designated as Urban Open Land) and the woodland areas east of the country house designated as Green Belt.

- 6.4 In the previous application, 3 of the proposed dwellings were proposed to be built within the Metropolitan Green Belt and, as above, it was not felt that very special circumstances existed to justify this. The building on Urban Open Land was not felt to be unacceptable.
- 6.5 To overcome this, the layout of the scheme has been amended such that all of the new build dwellings would now be on land designated as Urban Open Land. This would result in the loss of Urban Open Land, a departure from Local Plan Policy Pc6 for which adequate justification would be required.
- 6.6 In terms of the Green Belt, the only incursion – by virtue of the significantly revised layout – would now be part of the rear garden to one of the dwellings (Plot 10): whilst this would strictly speaking represent inappropriate development, it is considered that the level of harm to openness would be very limited (as a garden it would remain free of built form (subject to conditions limiting permitted development rights) and its visual impact would be insignificant. Nonetheless, this incursion would require justification through very special circumstances.
- 6.7 To justify the impacts on the Urban Open Land and Green Belt, the applicant puts forward a number of considerations in favour of, and benefits arising from, the development (aside from the fact that the site is suggested for removal from both designations as a site allocation within the emerging DMP).
- 6.8 The primary benefit offered by the proposals is the restoration of the Grade II listed country house and its return to a long-term viable use. The application was supported by both condition and structural inspection reports which clearly demonstrate that the building is in a poor state of repair in both structurally and in terms of its internal and external fabric. Cost information was also supplied which demonstrates that rectifying the structural issues alone will require significant outlay, even without restoring the historic interior and exterior of the building.
- 6.9 The full restoration of, and giving a viable and appropriate long-term use to, the Grade II listed building is therefore a significant benefit and the Conservation Officer is supportive in this regard. The applicants have also supplied a viability appraisal with the application which confirms that the number of new build residential units proposed is the minimum necessary to subsidise the costs of restoring the listed building and therefore achieve a viable development.
- 6.10 The development would also, through imposition of conditions, provide an opportunity to secure restoration and long-term management of the retained woodland area. This element of the site is in a relatively poor state at present, including as a result of remnants from the former youth centre use (such as the informal go-kart track), and improvement management of this woodland area would yield potential benefits both in respect of the Green Belt and potential ecological value. A modest amount of positive weight is therefore ascribed to this consideration.

- 6.11 The applicant also argues that the funds raised from the sale of the site are intended to support the delivery of facilities elsewhere in Merstham, most notably the hub and new library. Given the passage of time, these facilities have already been delivered; however, it is acknowledged that the role of funds from the sale of this site in supporting the delivery of these alternative facilities is a long established concept. A report to this Council's Executive on 27 June 2013 recognised that funding for the new community facilities (library/youth centre) on the site commonly known as the Triangle site would be funded "*from capital from receipts of sale of library and Oakley sites*". This report further stated that "*this funding will be used to replace these facilities within/alongside the community hub and to make a contribution of the viability of the wider scheme*". Whilst there is therefore some wider regeneration benefit, there is neither formal agreement in place nor any planning mechanism through which the grant of consent on this site and any receipts from its sale can be formally recycled into the regeneration. As such, whilst the benefits in this regard are acknowledged, they are only felt to attract limited weight in the overall balance.
- 6.12 The development would also make a positive contribution to local housing requirements, with the consequential social, economic and financial benefits which flow from that. This adds some, albeit limited, weight in the overall balance.
- 6.13 In conclusion, the proposal would result in the loss of Urban Open Land and a minor incursion into the Metropolitan Green Belt. However, the considerations discussed above – particularly the benefit of restoring and ensuring the viability of the Grade II listed building – are cumulatively considered to be of sufficient weight to clearly outweigh harm to the now very limited harm to the Green Belt so as to constitute very special circumstances. They are also considered to collectively be of sufficient weight to justify the loss of Urban Open Land.
- 6.14 As a consequence, the development would accord with Policy Co1 of the Borough Local Plan 2005, Core Strategy Policy CS3 and the provisions of the NPPF in relation to Green Belt and the departure from Borough Local Plan policy Pc6 is considered justified.

Design, character and effect on heritage assets

- 6.15 Oakley Court is a Grade II listed, Victorian country mansion in gothic style. The building is therefore of national importance as a heritage asset.
- 6.16 It is proposed that the listed building would be restored and converted to six flats. A residential use of this nature, given its history, is considered to be consistent with its conservation and would help to secure it for the long term. The Condition Report submitted with the application identifies that, as part of the conversion, a later lower quality extension would be removed and the interior refurbished and its original details restored. This would help to secure the historic interest and architectural merit of the asset.
- 6.17 Whilst the submitted Condition Report is felt to be adequate at this stage to confirm the broad extent and nature of works to restore the listed building as part of the conversion, a full detailed schedule and specification of works is to be required prior

to commencement in order to ensure that all features of interest are retained and appropriately restored. Further conditions to ensure any restoration is carried out using appropriate materials and techniques are also recommended.

- 6.18 In addition, the Conservation Officer has also raised some concerns regarding some of the indicative room layouts shown for parts of the converted listed building and how certain furniture/fittings might interact with architectural and decorative elements such as original wood panelling, doors and fireplaces. Further conditions requiring submission of final room layouts to ensure such features – which are a part of the overall significance of the building – would be preserved are also recommended.
- 6.19 Development of a number of new build homes would occur within the grounds of the listed house. These would be predominantly situated to the east and west of the building, either as individual buildings or in a courtyard form appropriate to, and evocative of, the types of ancillary forms which might historically be expected around a country house of this nature. Whilst the layout is now more compact than the previous proposals in order to avoid new building in the Green Belt, the new build units would remain sufficiently set back from the listed building such that an appropriate area of open grounds, commensurate to the size and stature of the country house, would still be retained and views of the more prominent northern and southern elevations would be preserved. Overall, the layout would ensure that the setting of the building is respected and maintained.
- 6.20 Based on the information supplied in the Structural and Condition reports and viability appraisal submitted with the application, Officers are satisfied that reasonable provision has been made for the restoration costs and that there is sufficient confidence at this stage and on the merits of this case that the restoration is viable with the number of “enabling” units proposed.
- 6.21 Whilst the plot sizes of the proposed dwellings would be generally smaller than those which prevail in the locality, the site is considered to be sufficiently unique and self-contained such that this juxtaposition is not harmful to the character of the area and, taken in the round with the large areas of communal space, is not considered to represent overdevelopment. As above, minimising private residential curtilages is an appropriate response given the Urban Open Land/Green Belt location and to ensure the setting of the locally listed building.
- 6.22 The new build units would be predominantly 2 storeys and of a scale and massing which is consistent with character of existing development in the surrounding area and visually subservient to the main house. In terms of design and appearance, the buildings would include a variety of forms and footprints and would be articulated through tile hanging, chimneys, stone detail and gable features, ensuring a development which is visually interesting, characterful and compatible with the sensitive location adjacent to the listed main house. The materials palette would be predominantly brick and clay tile, although some units – including the new building which would be located closest to the access road and those directly adjacent to the listed building - would be clad in stone or have stone detailing reflecting the listed house. Conditions to ensure the use of high quality, conservation materials are recommended.

- 6.23 The Conservation Officer has been involved in the evolution of the proposals, including the amendments secured through the course of the application, and has raised no objection to the proposals in terms of design or impact on the listed building, subject to a number of conditions.
- 6.24 Overall the proposals are considered to be compatible with the prevailing character of the locality and would therefore preserve the viability, historic interest and setting of the Grade II listed country house, both in respect of the conversion and appropriately designed enabling development in the grounds. As such – subject to conditions - it is considered to comply with Policy CS4 of the Core Strategy, Borough Local Plan 2005 policy Pc9 and the provisions of the NPPF.

Accessibility, parking and traffic implications

- 6.25 The development would be accessed by the existing private driveway/access road which is located close to the corner of Radstock Way, between no.211 and 213. A main driveway/forecourt would run along the front of the listed building, from which spurs two access roads serving the new dwellings.
- 6.26 The current application proposes the same access arrangements and number of dwellings as the previous application on which no objection was raised with regards to impacts on highway safety or operation. The County Highway Authority has reiterated that view in this case and has recommended a Construction Transport Management Plan to ensure that construction activities are appropriately managed in order to safeguard highway safety.
- 6.27 A total of 36 car parking spaces would be provided for the residential units: this is consistent with the level required according to the standards in the Borough Local Plan (which advises 36 spaces based on the housing mix). The parking has been laid out sensitively within the site and the submitted plans also demonstrate that there is adequate space for service vehicles to manoeuvre within the site.
- 6.28 The County Highway Authority has recommended a condition requiring the provision of secure cycle parking for the proposed flats which is considered to be reasonable and necessary to promote sustainable travel.
- 6.29 In view of the above, the proposal would not give rise to harm to highway safety, capacity or operation and therefore complies with policies Ho9, Mo4, Mo4 and Mo7 of the 2005 Borough Local Plan and policy CS17 of the Core Strategy.

Effects on the amenity of neighbouring properties and future occupants

- 6.30 The closest properties to the development are on those to the east on Radstock Way and to the south on Bolsover Grove. In this regard, the main sensitivities in terms of effect on neighbour amenity are discussed below.
- 6.31 Plot 13, located in the north-west corner of the site, would be approximately 6m from the shared boundary with, and over 30m from the rear elevation of, no.211 Radstock Way. Given these separation distances, it is not considered that this

neighbour would experience an unacceptable loss of amenity in terms of privacy, light and dominance, even taking account of the change in land levels. Furthermore, the plans show an area for landscaping along this boundary which would provide additional screening to further reduce any limited impact. Details of this, and other boundary treatments (e.g. fences) would be secured through a proposed condition.

- 6.32 The dwellings on Plots 19 and 20 which are part of the group in the south-east part of the site would also be a considerable distance from the shared boundary to neighbours with the south on Bolsover Grove, at around 12m. A large amount of existing hedging and tree cover exists in this location which is proposed to be retained and the plans show additional proposed tree and hedge planting which would provide significant screening from neighbours to the south. It is again acknowledged that the ground floor level proposed dwellings on these plots would be around 1.5m above the ground level at the boundary with the properties on Bolsover Grove; however, given the separation distances involved (12m to the boundary and 32m to the rear elevations of the neighbouring dwellings), it is not felt that they would give rise to an unduly overbearing effect or unacceptable overlooking.
- 6.33 Proposed plots 11 and 12 would be located in the south-west corner of the site, close to the boundaries with neighbours on Radstock Way (no's. 217-221). These plots were identified in the previous scheme (at that point numbered as Plots 16/17) as giving rise to an unacceptable overlooking impact on the neighbour at Radstock Way.
- 6.34 Plots 11 and 12 have a staggered footprint, such that the closest element of built form to the boundary with properties on Radstock Way is the flank wall of Plot 11 which is around 9m to the rear boundaries of properties on Radstock Way. The flank elevation of Plot 11 would have only one small ground floor window and no first floor windows. On this basis, it is not felt to cause overlooking. The front elevation of Plot 12 would also face towards properties on Radstock Way; however, this would be around 13m to the boundary. Furthermore, since the previous scheme, the unit has been configured such that all of the windows facing towards properties on Radstock Way can be obscure glazed (serves a bathroom and secondary window to a bedroom). Subject to an obscure glazing condition, the scheme is considered to overcome the previous reason for refusal on overlooking. A condition to secure appropriate landscaping and boundary treatments along the boundary with these neighbours will be imposed.
- 6.35 Plot 11 would be over 16m to the boundary with properties on Bolsover Grove to the south and thus would have a similar relationship to that described above for Plots 19 and 20 which is considered to be acceptable.
- 6.36 Other proposed units, due to their positioning within the site, are not considered to give rise to material harm to neighbouring properties.
- 6.37 It is acknowledged that some disturbance might arise during the construction process; however, this would by its nature be a temporary impact. Furthermore, other environmental and statutory nuisance legislation exists to protect neighbours

and the public should any particularly unacceptable issues arise. Refusal on this basis would not therefore be warranted.

- 6.38 Whilst it is recognised that the site is presently vacant, it was previously used, and could be occupied, as a community/youth centre. Compared to this, it is not considered that the nature and scale of residential development proposed would give rise to a materially greater level of noise and disturbance such that it would be harmful to neighbour amenity. In residential use, the patterns of movement and activity arising is likely to be far more aligned to that of neighbouring residential properties.
- 6.39 The site is located on the north-eastern corner of Merstham and, as a result, is in reasonable proximity to the M25 motorway. However, the proposed dwellings would be between 180 and 190 metres from the motorway and shielded by both the dense belt of woodland along the embankment of the motorway as well as retained woodland and tree cover on the site. The proposed dwellings would be no closer to the motorway than existing properties in the area. As such, motorway noise is not considered to be an insurmountable issue in terms of the amenity of future occupants; however, a condition requiring details of measures to attenuate noise within individual properties will be imposed. In all other respects, the proposed residential units are considered to have acceptable levels of amenity: each would have access to a private or communal garden; all would have reasonable outlook and daylighting and would comply with the nationally described space standards.
- 6.40 On this basis, the proposal would is not considered to give rise to any adverse impacts on neighbour amenity and therefore complies with policy Ho9 and Ho10 of the Borough Local Plan 2005.

Trees and landscaping

- 6.41 Whilst there are no protected trees within or adjacent to the site, it has a high degree of arboricultural interest in terms of both the woodland area to the east and both native and ornamental species within the more immediate grounds of the listed mansion house and on the boundaries.
- 6.42 During the course of the previous application, concerns were raised regarding the potential impact of the development on a mature, off-site Redwood (T75) within the garden of the neighbouring property on Radstock Way. To address this, amended plans were negotiated which reposition the dwellings what was then plots 16-17 (now plots 11-12) so that they would not be within the root protection area of this third party tree. The positioning of these units remains unchanged from the previous scheme and as such the Tree Officer has reiterated a position of no objection subject to conditions.
- 6.43 The application was accompanied by an arboricultural assessment which identifies that a number of tree removals and facilitative pruning would be required to enable the development. These have been considered by the Tree Officer and the proposed works are not considered to be objectionable, with the Tree Officer reiterating the losses are generally of low to moderate values trees and these can be compensated through replacement landscaping and planting.

- 6.44 The plans indicate, and allow for, meaningful replacement tree planting which will be secured through a landscaping condition and would mitigate the proposed losses and ensure adequate boundary screening. In addition, a condition will be imposed to ensure restoration and long-term management of the woodland area which has historically be used as an informal kart track as part of the previous use.
- 6.45 Accordingly subject to the conditions identified above, the proposal would not have an undue adverse effect on the arboricultural and ecological interest of the site and would comply with policies Pc2G and Pc4 of the Borough Local Plan 2005 and policies CS2 and CS10 of the Core Strategy.

Affordable housing, infrastructure and development viability

- 6.46 Core Strategy Policy CS15 and the Council's Affordable Housing SPD sets out that, on schemes of 15 or more net units such as this, the Council will expect 30% of units on-site to be provided as affordable housing. However, both the policy and SPD make allowance for a lower provision/contribution to be negotiated where it is demonstrated that the provision of affordable housing would make the development unviable, in accordance with national policy.
- 6.47 In this case, the applicants have provided a viability appraisal and associated evidence with the application to demonstrate that, even without affordable housing, the development did not provide adequate return to the landowner and developer. The viability submission was supported by evidence including a site specific build cost plan prepared by qualified surveyors, an appraisal of the existing use value of the site and an appraisal of the market value of the proposed (both prepared by local agents).
- 6.48 The submitted appraisal concludes that even without affordable housing – the scheme achieves a profit of 7.5% on gross development value (GDV) which is significantly below the level which would be considered to be a reasonable developer margin. This has been scrutinised by Officers and, whilst some minor adjustments to appraisal inputs have been identified, even with these the scheme is considered by Officers to achieve only a profit on GDV of 10%. Whilst the profit level is scheme specific, by way of context on recent schemes in the borough profit levels of between 15-20% of GDV have been accepted: the outturn in this case would clearly be significantly below this particularly mindful of the particular challenges, costs and complexities associated with restoration of the listed building in this case.
- 6.49 The development viability has therefore been fully explored and it is concluded that the scheme is not able to make any provision for affordable housing and to do so would risk stalling the development and would likely be considered unreasonable at appeal. Consideration has been given to whether a claw-back or reappraisal mechanism would be appropriate in this case. Mindful of RICS Practice Advice and the provisions of the Planning Practice Guidance and given the nature of the development, being a relatively small, single phase scheme for which the viability appraisal is showing a profit some way below a reasonable margin (even with sensitivity testing), a review mechanism is not considered reasonable in this case.

- 6.50 As it involves the creation of new dwellings, this development would be liable for the Community Infrastructure Levy (CIL) and therefore would provide a contribution towards infrastructure improvements in the borough. The exact amount of liability would be determined and collected after the grant of planning permission. Based on the information available at this stage, it is estimated that the charge due could be approximately £190,000 (prior to indexation).
- 6.51 Legislation (Regulation 122 of the CIL Regulations) and national policy requires that only contributions that are directly required as a consequence of development can be secured through planning obligations. Requests of this nature must be fully justified with evidence including costed spending plans to demonstrate what the money requested would be spent on. In this case, no such site specific contributions have been requested.

Other matters

- 6.52 The proposal would make a positive contribution towards meeting the housing needs and requirements of the borough, with associated social and economic benefits. This attracts a limited amount of additional weight in favour of the application.
- 6.53 The site is not in an area at risk of flooding and falls within Flood Zone 1 according to the Environment Agency flood mapping. The applicant has provided an initial drainage strategy and schematic drainage options which indicate how both surface water and foul water associated with the development will be managed. This has been reviewed by the County Council (as the Lead Local Flood Authority) who, following clarifications from the applicant, have confirmed that they have no objection subject to conditions. Details of the final design of the SuDS system, and details of implementation and maintenance, will be secured through condition.
- 6.54 Concerns have been raised in regards to health; however, there is no evidence which would indicate a specific or identifiable detriment to health would occur as a result of the development. As above, a condition will be imposed to ensure the proposed residential units would be provided with appropriate noise insulation measures.
- 6.55 The application was accompanied by a Phase 1 Ecological Survey and Bat & Reptile surveys which indicate some habitat potential within the site. Whilst the site is not subject to any specific designations, Borough Local Plan Policy Pc2G specifically seeks to ensure that habitat and nature conservation interest is maintained. Details of the measures which will be put in place during and post development to preserve and enhance biodiversity, reflecting the recommendations of the survey reports submitted with the application, are proposed to be secured through condition. Other legislative regimes exist to ensure development and construction works would not harm or injure protected species.

CONDITIONS

A - PLANNING APPLICATION 18/00312/F

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

Plan Type	Reference	Version	Date Received
Location Plan	OK009.3.200.PRPL_LP	A	23.04.2018
Site Layout Plan	OK009.3.201.PRPL_SP	A	23.04.2018
Floor Plan	OK009.3.202.PRPL_GF	A	23.04.2018
Floor Plan	OK009.3.203.PRPL_FF	A	23.04.2018
Floor Plan	OK009.3.204.PRPL_SF	A	23.04.2018
Roof Plan	OK009.3.205.PRPL_RF	A	23.04.2018
Elevation Plan	OK009.3.206.PRSEL_1-2	A	23.04.2018
Elevation Plan	OK009.3.207.PRSEL_3-4	A	23.04.2018
Elevation Plan	OK009.3.208.PREL_MH	A	23.04.2018
Elevation Plan	OK009.3.209.PREL_MH_SW	A	23.04.2018
Elevation Plan	OK009.3.210.PREL_9-10	A	23.04.2018
Elevation Plan	OK009.3.211.PREL_11-12	A	23.04.2018
Elevation Plan	OK009.3.212.PREL_13	A	23.04.2018
Elevation Plan	OK009.3.213.PREL_14	A	23.04.2018
Elevation Plan	OK009.3.214.PREL_15-16	A	23.04.2018
Elevation Plan	OK009.3.215.PREL_17-18	A	23.04.2018
Elevation Plan	OK009.3.216.PREL_19-22	A	23.04.2018
Location Plan	OK009.3.100.EXPL_LP		06.02.2018
Block Plan	OK009.3.101.EXPL_SP		06.02.2018
Existing Plan	OK009.3.102.EXPL_GF		06.02.2018
Existing Plan	OK009.3.103.EXPL_FF		06.02.2018
Existing Plan	OK009.3.104.EXPL_SF		06.02.2018
Existing Plan	OK009.3.105.EXPL_RF		06.02.2018
Existing Plan	OK009.3.106.EXEL_MH_NE		06.02.2018
Existing Plan	OK009.3.107.EXEL_MH_SW		06.02.2018
Existing Plan	OK009.3.108.EXEL_OB		06.02.2018
Existing Plan	OK009.3.109.EXPR_PL_MHB		06.02.2018
Site Layout Plan	LMSL/20/OYC/2	D	06.02.2018

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.

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. No development shall take place until the developer obtains the Local Planning Authority's written approval of details of both existing and proposed ground levels and the proposed finished ground floor levels of the buildings. The submission shall in particular include a detailed study of existing and proposed ground levels within the root protection area of the off-site Redwood (notated at T75) within the approved Arboricultural Implications Assessment by PJC Consultancy. The development shall be carried out in accordance with the approved levels.

Reason:

To ensure the Local Planning Authority are satisfied with the details of the proposal and its relationship with adjoining development and to safeguard the visual amenities of the locality with regard to Reigate and Banstead Borough Local Plan 2005 policy Ho9.

4. No development shall commence until samples and details of the type, position and colour of all external materials to be used in the construction of the external surfaces, including fenestration and roof, have been submitted to and approved in writing by the Local Planning Authority, and the development shall be carried out in accordance with the approved details.

Notwithstanding the approved drawings, details to be submitted for this condition should follow the specification below and there shall be no variation without the prior approval in writing of the Local Planning Authority:

- (a) All external joinery shall be of painted timber with architraved bargeboards with no box ends and the bargeboards on the listed building shall be retained and repaired
- (b) All tiles and tile hanging shall be of Wealden handmade sandfaced plain clay tiles and handmade clay ridge tiles, with bonnet tiles to hips
- (c) All casement windows shall be of white painted timber with casements in each opening set back behind the reveal at one brick depth where set in brickwork or stone.
- (d) The original window frames shall be retained and shall not be replaced without the strict approval in writing of the Local Planning Authority.
- (e) All brickwork shall be of handmade sandfaced London stock brick in Flemish bond.
- (f) All stone work shall be of natural stone to match the existing Bargate Stone rubble in facebond, texture, finish and size.
- (g) All arches in brickwork shall be of gauged brick and all opening in stonework shall be framed in natural bath stone of dimensions and moulding to match existing.
- (h) All rooflights shall be black painted metal conservation rooflights with a single vertical glazing bar.
- (i) All fascias on the new houses shall be no more than two bricks depth, with exposed rafter feet.
- (j) All rainwater goods shall be of painted cast metal.

Reason:

To ensure that a satisfactory external appearance is achieved with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9, Ho13 and Pc8 and Reigate and Banstead Core Strategy policies CS1, CS4 and CS10.

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) HGV deliveries and hours of operation
 - (e) construction vehicle routing to and from the site
 - (f) measures to prevent deposit of materials on the highway
 - (g) on-site turning for construction vehicles
- 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 that the development would not prejudice highway safety nor cause inconvenience to other highway users to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF 2012.

6. No development shall commence until details of a surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. Those details shall include:
- (a) A final drainage design that satisfies the SuDS Hierarchy and that is compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS
 - (b) The results of infiltration testing completed in accordance with BRE Digest: 365 including information on ground water levels
 - (c) Evidence that the proposed solution will effectively manage the 1 in 30 & 1 in 100 (+CC%) allowance for climate change storm events, during all stages of the development (Pre, Post and during), associated discharge rates and storages volumes shall be provided using a Greenfield discharge rate no greater than existing greenfield rates for the corresponding storm event (as per the approved SuDS pro-forma or otherwise as agreed by the LPA)
 - (d) Detailed drawings to include: a finalised drainage layout detailing the location of SuDS elements, pipe diameters, levels, details of how SuDS elements will be protected from root damage and long and cross sections of each SuDS element including details of any flow restrictions and how they will be protected from blockage
 - (e) Details of how the runoff (including any pollutants) from the development site will be managed during construction.
 - (f) Details of management and maintenance regimes and responsibilities for the drainage system including access provision for the proposed foul water pumping station.
 - (g) A plan showing exceedance flows and how property on and off site will be protected.

The development shall thereafter be carried out in strict accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority

Reason:

To ensure that the SuDS are adequately planned, delivered and that the development is served by an adequate and approved means of drainage so that it does not increase flood risk on or off site with regard to Policy Ut4 of the Reigate and Banstead Borough Local Plan 2005 and Policy CS10 of the Reigate and Banstead Core Strategy 2014, as well as the requirements of the Non-statutory technical standards.

7. Notwithstanding the approved plans, no development shall take place until detailed drawings and specifications for the repair and restoration of the listed building have been submitted to and approved in writing by the Local Planning Authority. Such details shall include:
- a) a specification for the full repair and making good of the listed building, including internally and external elevations
 - b) revised detailed rooms layouts addressing how existing panelling, doors, cupboards, fireplaces and other decorative features will be retained and restored
 - c) a specification for the restoration and reinstatement of the bellcote and bell.

All making good shall be toned in to match existing including colour, facebond, texture and pointing, using a sootwash where necessary.

The development and repairs shall thereafter be carried out in strict accordance with these approved details and no part of the approved scheme shall be occupied until the repair work has been completed in full.

Reason:

To ensure that a satisfactory external appearance is achieved with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9, Ho13 and Pc8 and Reigate and Banstead Core Strategy policies CS1, CS4 and CS10.

8. No development shall commence, including groundworks preparation and demolition, until all related arboricultural matters, including arboricultural supervision, monitoring and tree protection measures are implemented in strict accordance with the approved details contained in the Tree Protection Plan and Arboricultural Method Statement compiled by PJC Consultancy dated 22nd January 2018.

Reason:

To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area with regard to policies Pc4 and Ho9 of the Reigate and Banstead Borough Local Plan 2005 and the recommendations within British Standard 5837.

9. Notwithstanding the approved plans, no development shall commence on site until a revised scheme for the landscaping of the site has been submitted to and approved in writing by the Local Planning Authority

The landscaping scheme 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. The scheme shall be in broad accordance with the Outline Landscape Scheme by Land Management Services (dwg no. LMSL/20/OYC/2 Rev D) and shall adhere to the following specific requirements:

- a) all hedging and shrubbery planting shall be of a species appropriate to the existing Victorian evergreen planting in the grounds, including Portuguese Laurel, Holly, Rhododendron and Cherry Laurel
- b) no planting within 5 metres of the listed building or between the listed building and southern lawn or front courtyard of the original listed building grounds shall exceed 0.5 metres in height and shall be maintained as such.
- c) all tree planting should reflect the Victorian ornamentals found in the grounds as well as native oaks and limes
- d) all footpaths, parking spaces, hardstandings and drives shall be of fixed gravel, granite setts or yorkstone.

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.

10. No development shall commence until details of a scheme for the enhancement and long-term management of the retained woodland area has been submitted by the applicant and approved by the Local Planning Authority. Such details shall include details for the removal and restoration of the area previously used as a kart track and details of future maintenance regimes and responsibilities.
The woodland shall be restored prior to occupation of the residential units hereby approved and shall thereafter be maintained in accordance with the approved details.

Reason:

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

11. No above ground or superstructure works on the residential units hereby approved shall commence until details of noise mitigation and attenuation measures to be installed on the residential units have been submitted to and approved in writing by the Local Planning Authority. Such measures should be designed so as to ensure the residential units would not exceed the following noise criteria based on current figures from the World Health Organisation Community Noise Guideline Values/BS8233 "good" conditions:

- a) Bedrooms (2300-0700 hours) 30dB LAeq, 8 hours (45dB LAmax)
- b) Living rooms (0700-2300 hours) 35dB LAeq, 16 hours
- c) Outdoor living areas (0700-2300 hours) 55dB LAeq

The development shall thereafter be carried out in accordance with the approved details with all mitigation measures implemented prior to occupation of any building on the site and maintained as agreed thereafter.

Reason:

To ensure that the development would not be detrimental to the amenity of future occupants by reason of undue noise with regard to policy Ho10 of the Reigate and Banstead Borough Local Plan 2005.

12. No above ground or superstructure works on the residential units hereby approved shall take place until details of proposed external lighting, including lighting to access roads, parking areas and other external communal areas, has been submitted to and approved in writing by the local planning authority.
The development shall be constructed in accordance with the approved details and thereafter maintained.

Reason:

To ensure that a satisfactory external appearance is achieved with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9, Ho13 and Pc8 and Reigate and Banstead Core Strategy policies CS1, CS4 and CS10.

13. The development shall be carried out in strict accordance with the recommendations identified in the Austin Foot Ecology Extended Phase 1 Habitat & Bat Survey (Version 003 dated 28/09/2015) and the Austin Foot Ecology Reptile Survey (Version 002 dated 28/09/2015) in respect of construction practices, timing of clearance and construction works, ecological enhancement and provision of replacement or alternative habitat (including the specific recommendations for the provision of bird and bat boxes).
All replacement and alternative habitat and other ecological enhancement shall be completed prior to first occupation of the development.

Reason:

In order to preserve and enhance the wildlife and habitat interest on the site and ensure species present on the site are afforded appropriate protection during construction works with regard to Reigate and Banstead Borough Local Plan 2005 policy Pc2G.

14. The development hereby approved shall not be first occupied unless and until a plan indicating the residential curtilages of the dwelling houses and the positions, design, materials and type of any boundary treatment to be erected (including elevations of any proposed entrance gates or features) 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 and no residential or associated domestic uses shall take place outside the residential curtilages agreed.

Reason:

To preserve the visual amenity of the area and the openness of the Green Belt with regard to the Reigate and Banstead Borough Local Plan 2005 policies Ho9 and Co1.

15. The development hereby approved shall not be first occupied unless and until refuse and recycling storage and collection facilities, including presentation points, have been provided in accordance with details to be submitted to and approved in writing by the local planning authority. Such facilities shall be sited in broad accordance with the locations identified on the approved plans.
The refuse and recycling storage and collection facilities shall thereafter be retained and maintained for their designated purpose.
Reason:
To provide appropriately sized, sited and designed waste facilities in the interests of the amenities of the area with regard to Reigate and Banstead Borough Local Plan 2005 policies Pc8, Ho9 and Mo5 and Reigate and Banstead Core Strategy policies CS1, CS4 and CS10.
16. 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 forward gear. Thereafter the parking/turning areas shall be retained and maintained for their designated purposes.
Reason:
To ensure that the development would not prejudice highway safety nor cause inconvenience to other highway users to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF 2012.
17. The development hereby approved shall not be first occupied unless and until secure parking of bicycles for the flats has been provided within the development site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.
Thereafter, the said approved facility shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.
Reason:
To ensure that the development would promote sustainable transport choices with regard to Policy CS17 of the Reigate and Banstead Core Strategy 2014 and in recognition of Section 4 "Promoting Sustainable Transport" in the National Planning Policy Framework 2012
18. The development hereby approved shall not be first occupied unless and until a verification report carried out by a qualified drainage engineer has been submitted to and approved by the Local Planning Authority to demonstrate that the Sustainable Drainage System has been constructed as per the agreed scheme.
Reason:
To ensure that the SuDS are adequately planned, delivered and that the development is served by an adequate and approved means of drainage to comply with Policy Ut4 of the Reigate and Banstead Borough Local Plan 2005 and Policy CS10 of the Core Strategy 2014, as well as the requirements of the Non-statutory technical standards.
19. 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, alterations or outbuildings

permitted by Classes A, B, C, D or E of Part 1 of the Second Schedule of the 2015 Order shall be constructed (other than those expressly authorised by this permission).

Reason:

To restrict the enlargement of dwellings in order to respect the setting of the Grade II listed building and due to the Green Belt location of a number of the units with regard to Reigate and Banstead Borough Local Plan 2005 policies Pc9, Ho24 and Co1.

20. The first floor windows in the west elevations of Plots 12 (shown serving a bedroom and en-suite) and Plot 13 (shown serving a stairwell) hereby permitted shall be glazed with obscured glass which shall be fixed shut, apart from a top hung opening fanlight whose cill height shall not be less than 1.7 metres above internal floor level, and shall be maintained as such at all times.

Reason:

To ensure that the development does not affect the amenity of the neighbouring property by overlooking with regard to Reigate and Banstead Borough Local Plan 2005 policy Ho9.

INFORMATIVES 18/00312/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. With respect to the materials specified in Condition 4, the applicant should be aware that handcrafted tiles are machine made and would not accord with the condition
4. The applicant is advised that prior to the initial occupation of any individual dwelling or communal dwelling/flat hereby permitted, appropriate bins and recycling boxes should be provided for the use of the occupants of that dwelling. Refuse storage areas and collection points should meet the standards set out in the Council's Making Space for Waste in New Developments Guidance document http://www.reigate-banstead.gov.uk/downloads/file/2579/making_space_for_waste.
5. 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.

6. The developer is reminded 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).
7. If proposed site works affect an Ordinary Watercourse, Surrey County Council as the Lead Local Flood Authority should be contacted to obtain prior written Consent. More details are available on our website.
8. The applicant is reminded that, given the findings of the submitted Ecological Reports by Austin Foot notably in relation to bats, it is highly that a European Protected Species Licence (EPSL) will need to be applied for prior to the proposed development and refurbishment works. These licences are issued by Natural England and are necessary to allow the works to proceed lawfully. Further details can be found at: <https://www.gov.uk/guidance/wildlife-licences>
9. 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.
10. The use of a landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above relevant conditions. The planting of trees and shrubs shall be in keeping with the character and appearance of the locality.

REASON FOR PERMISSION FOR 18/00312/F

The development hereby permitted has been assessed against development plan policies CS1, CS3, CS4, CS5, CS10, CS11, CS12, CS13, CS15, CS17, Pc4, Pc9, Co1, Ho9, Ho13, Ho16, Cf1, Mo4, Mo5, Mo7 and material considerations, including third party representations. It has been concluded that, whilst there is some inappropriate development within the Metropolitan Green Belt, this is outweighed by very special circumstances and therefore the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

Planning Committee
16 May 2018

Agenda Item: 9a and 9b
18/00312/F and 18/00313/LBC

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.

CONDITIONS

B – LISTED BUILDING CONSENT 18/00313/LBC

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

Plan Type	Reference	Version	Date Received
Location Plan	OK004.3.200.PrPL	C	12.01.2017
Location Plan	UNNUMBERED		02.10.2015
Block Plan	OK004.3.201.PrBP	C	12.01.2017
Site Layout Plan	OK004.3.202.PrGSP	C	12.01.2017
Floor Plan	OK004.3.203.PrPL.MH	A	14.02.2016
Floor Plan	OK004.3.204.PrPL.MH	A	14.02.2016
Roof Plan	OK004.3.205.RP.MH		14.02.2016
Elevation Plan	OK004.3.206.PrEL.MH	A	14.02.2016
Floor Plan	OK004.3.207.PrPL.PL9-10	B	14.02.2016
Elevation Plan	OK004.3.208.PrEL.PL9-10	B	14.02.2016
Floor Plan	OK004.3.209.PrPL.PL11	B	14.02.2016
Elevation Plan	OK004.3.210.PrEL.PL11	B	14.02.2016
Floor Plan	OK004.3.211.PrPL.PL12-13	B	14.02.2016
Elevation Plan	OK004.3.212.PrEL.PL12	B	14.02.2016
Elevation Plan	OK004.3.213.PrEL.PL13	B	14.02.2016
Floor Plan	OK004.3.214.PrPL.PL14-15-18	B	14.02.2016
Elevation Plan	OK004.3.215.PrEL.PL14-15-18	B	14.02.2016
Floor Plan	OK004.3.216.PrPL.PL16-17	D	12.01.2017
Elevation Plan	OK004.3.217.PrEL.PL16-17	D	12.01.2017
Floor Plan	OK004.3.220.PrPL.PL19	B	14.02.2016
Elevation Plan	OK004.3.221.PrEL.PL19	B	14.02.2016
Floor Plan	OK004.3.222.PrPL.PL20-22	B	14.02.2016
Elevation Plan	OK004.3.223.PrEL.PL20-22	B	14.02.2016
Section Plan	OK004.3.224.PrSec.AA-BB	B	12.01.2017
Existing Plan	OK004.3.104.ExPL.MH		14.02.2016
Existing Plan	OK004.3.103.ExPL.MH		14.02.2016
Existing Plan	OK004.3.107.ExEL.PL9-10		07.10.2015
Existing Plan	OK004.3.105.ExEL.MH		07.10.2015
Existing Plan	OK004.3.102.ExSP		02.10.2015
Existing Plan	OK004.3.101.ExBP		02.10.2015
Existing Plan	OK004.3.106.ExPL.PL9-10		02.10.2015

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.

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 permission.

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 approved plans, no development shall take place until detailed drawings and specifications for the repair and restoration of the listed building have been submitted to and approved in writing by the Local Planning Authority. Such details shall include:

- d) a specification for the full repair and making good of the listed building, including internally and external elevations
- e) revised detailed rooms layouts addressing how existing panelling, doors, cupboards, fireplaces and other decorative features will be retained and restored
- f) a specification for the restoration and reinstatement of the bellcote and bell.

All making good shall be toned in to match existing including colour, facebond, texture and pointing, using a sootwash where necessary.

The development and repairs shall thereafter be carried out in strict accordance with these approved details and no part of the approved scheme shall be occupied until the repair work has been completed in full.

Reason:

To ensure that a satisfactory external appearance is achieved with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9, Ho13 and Pc8 and Reigate and Banstead Core Strategy policies CS1, CS4 and CS10.

4. No development shall commence until samples and details of the type, position and colour of all external materials to be used in the construction of the external surfaces, including fenestration and roof, have been submitted to and approved in writing by the Local Planning Authority, and the development shall be carried out in accordance with the approved details.

Notwithstanding the approved drawings, details to be submitted for this condition should follow the specification below and there shall be no variation without the prior approval in writing of the Local Planning Authority:

- (k) All external joinery shall be of painted timber with architraved bargeboards with no box ends and the bargeboards on the listed building shall be retained and repaired
- (l) All tiles and tile hanging shall be of Wealden handmade sandfaced plain clay tiles and handmade clay ridge tiles, with bonnet tiles to hips
- (m) All casement windows shall be of white painted timber with casements in each opening set back behind the reveal at one brick depth where set in brickwork or stone.
- (n) The original window frames shall be retained and shall not be replaced without the strict approval in writing of the Local Planning Authority.
- (o) All brickwork shall be of handmade sandfaced London stock brick in Flemish bond.

- (p) All stone work shall be of natural stone to match the existing Bargate Stone rubble in facebond, texture, finish and size.
- (q) All arches in brickwork shall be of gauged brick and all opening in stonework shall be framed in natural bath stone of dimensions and moulding to match existing.
- (r) All rooflights shall be black painted metal conservation rooflights with a single vertical glazing bar.
- (s) All fascias on the new houses shall be no more than two bricks depth, with exposed rafter feet.
- (t) All rainwater goods shall be of painted cast metal.

Reason:

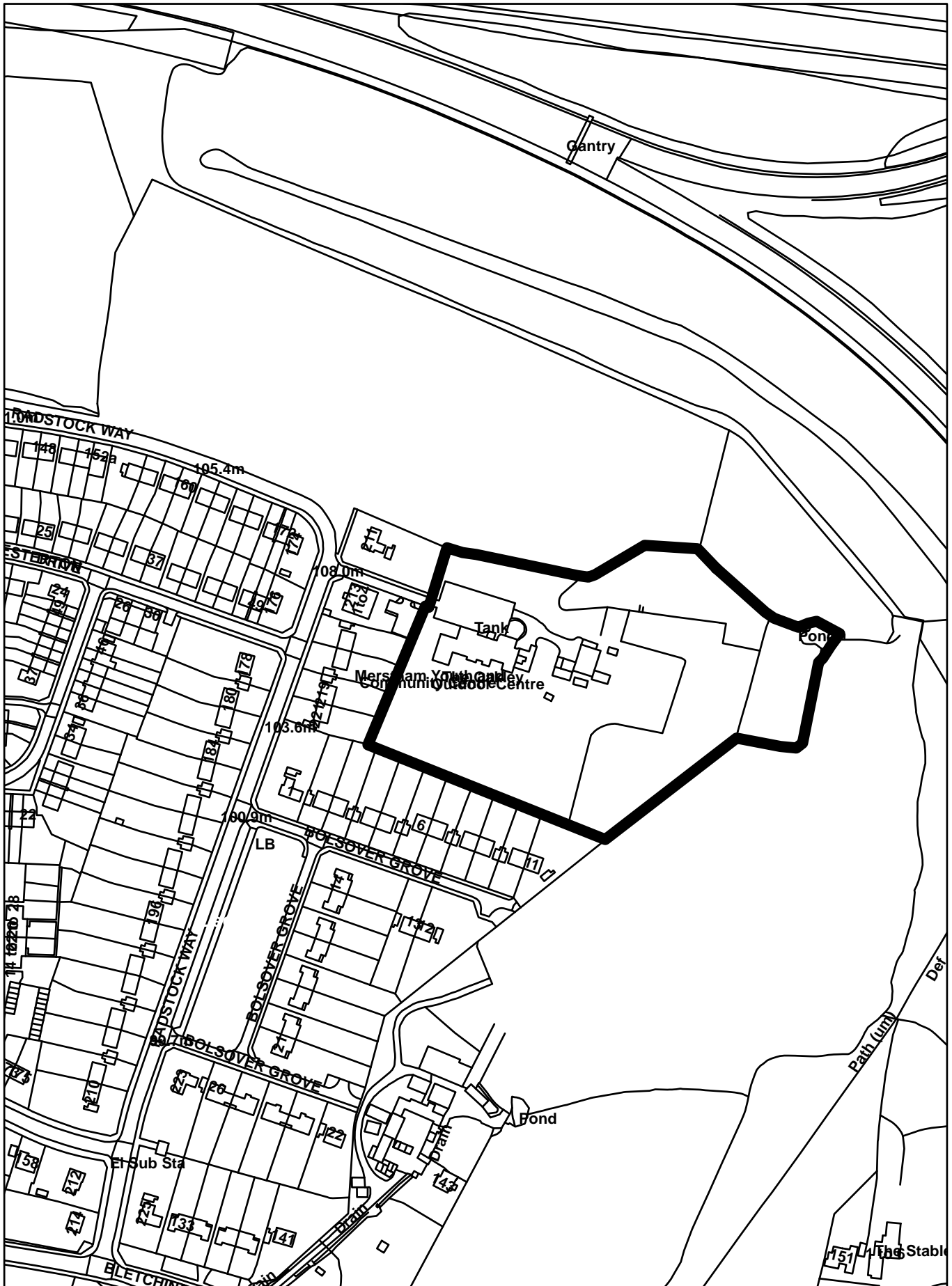
To ensure that a satisfactory external appearance is achieved with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9, Ho13 and Pc8 and Reigate and Banstead Core Strategy policies CS1, CS4 and CS10.

REASON FOR PERMISSION FOR 18/00313/LBC

The development hereby permitted has been assessed against development plan policies CS1, CS4 and 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.

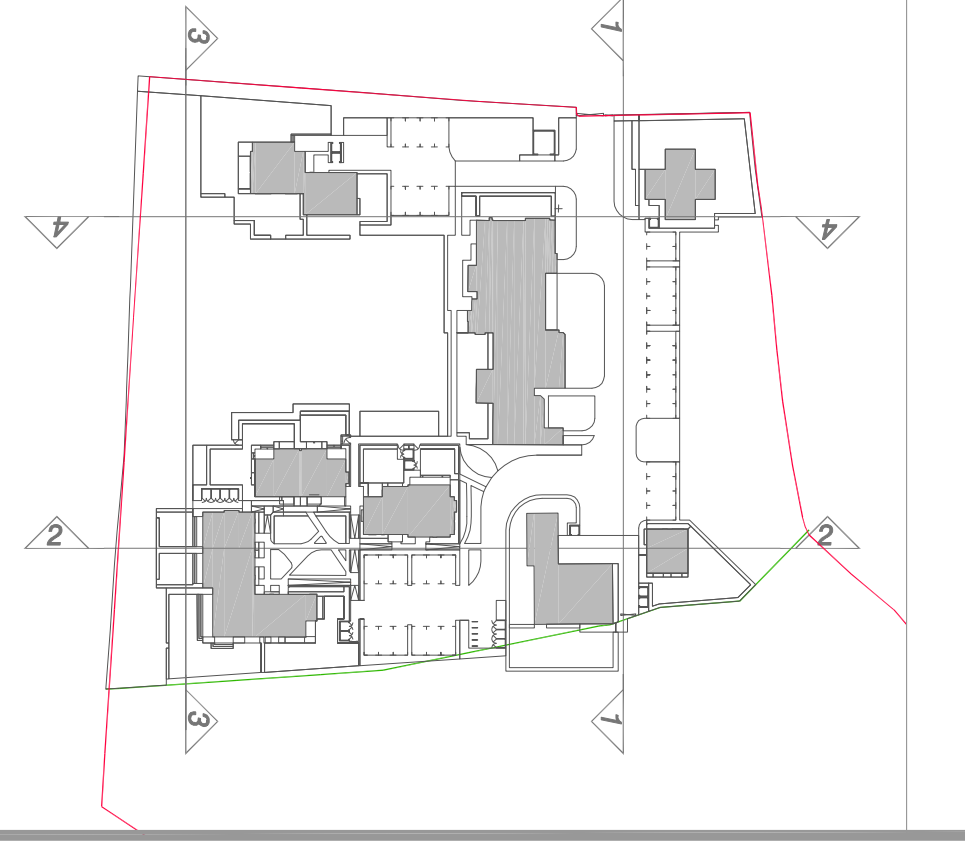
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant listed building consent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

18/00312/F & 18/00313/LBC - The Oakley Outdoor Centre, Radstock Way, Merstham





KEY	
	Existing Buildings
	Indicative Boundary
	Line of MGB
	PP GP
	Bin presentation/ collection points
	Refuse vehicles/ indicative route
	Fire truck indicative route
	Existing levels
	Proposed levels
	Existing Trees/PPs
	Proposed planting
	Grass
	Permeable surface



Scale 0 5 10m

Notes
 Dimensions to be scaled from this drawing. All dimensions levels services setting out and boundaries to be checked on site and read in conjunction with existing topographical survey by others. Some existing areas inaccessible to survey. Final built threshold levels subject to DDA access requirements. Any discrepancies to be reported to Weeks and Lafone Ltd. before execution of relevant works. Please note that this drawing is for the construction of the application alone. It is not intended for use by any other person or for any other purpose. Drawings remain the copyright of Weeks and Lafone Ltd and may not be reproduced without written consent or licence.

FOR PLANNING APPROVAL ONLY

Project:
 Former Oakley YC
 Merstham

Client:
 Surrey County Council

Drawing Title:
 Proposed Plan - First Floor

Date: April 2018

Drawing No. _____

Checked: _____

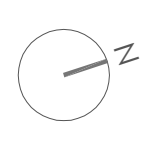
Revisions

OK009_3.203.PP_L_FF

A 180418

Revision: A

Scale: 1:200 @ A1



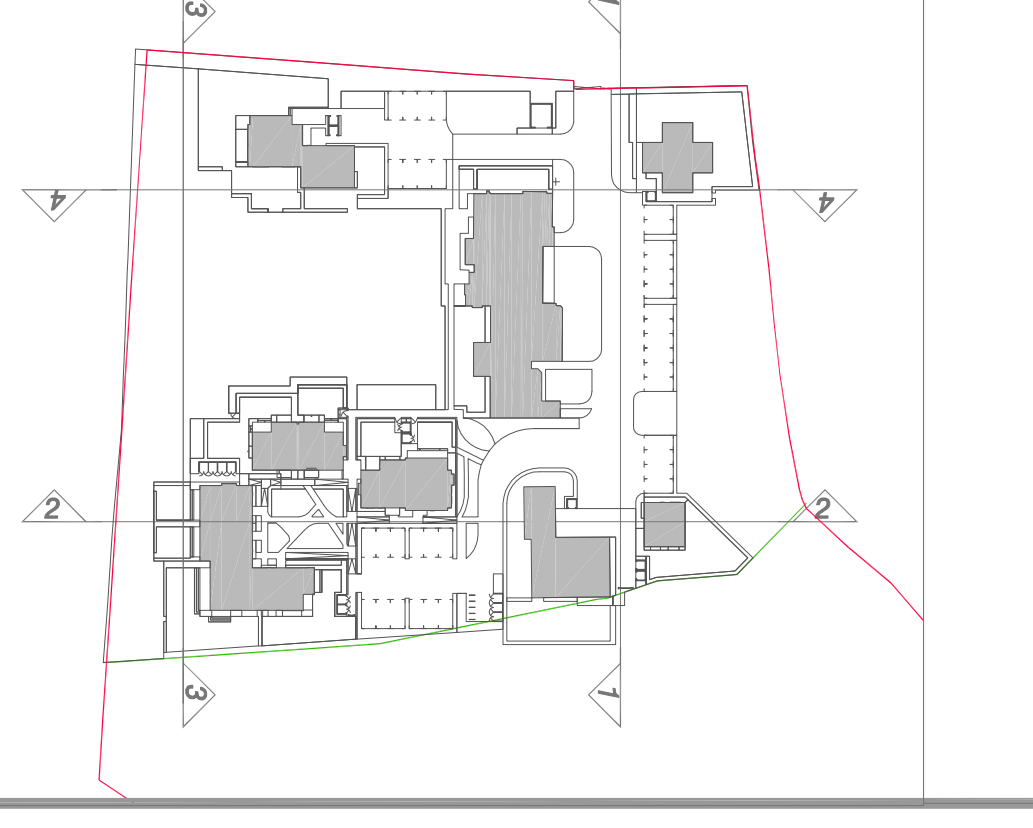
W A L L

WEEKS AND LAFONE LTD
 Architecture & Landscape
 1A PEACOCK VARD,
 ELEPHANT & CASTLE,
 SERT 3AH
 LONDON,
 SE17 3AH

T: 07828318769 / 07906283661 E: contact@weeksandlafone.co.uk



	Existing Buildings		Existing tree/PPAs
	Indicative Boundary		Proposed tree/PPAs
	Line of MGB		Proposed grass
	PP CP		Proposed permeable surface
	Reduce vehicles indicative route		Permeable surface
	Fire truck indicative route		



Notes
 No dimensions to be scaled from this drawing. All dimensions/levels/setting out and boundaries to be checked on site and read in conjunction with existing topographical survey by others. Any discrepancies to be reported to Weeks and Lofone Ltd. Outside the site boundary, the site is owned by Mertham and Lofone Ltd. Mertham and Lofone Ltd. are the planning application owners. It is not intended for use by any other person or for any other purpose. Drawings remain the copyright of Weeks and Lofone Ltd and may not be reproduced without written consent or licence.

FOR PLANNING APPROVAL ONLY

Project:
 Former Oakley YC
 Mertham

Client:
 Surrey County Council

Drawing Title:
 Proposed Plan - Site Plan

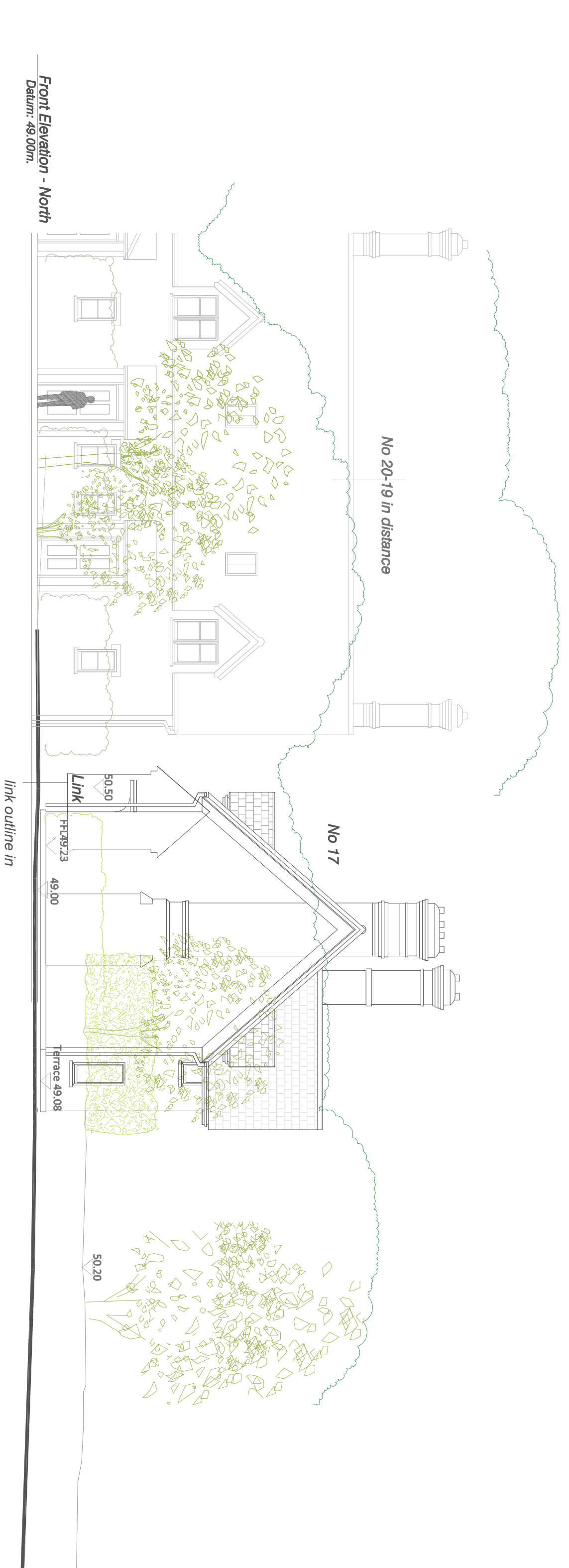
Date: April 2018	Checked:
Drawing No.	Revision.
OK009_3.201_PP_L_SP	A
Revisions	
A- 180418	
Scale: 1:500 @ A1	

W A L L

WEEKS AND LAFONE LTD
 Architecture & Landscape

1A PEACOCK YARD,
ELEPHANT & CASTLE,
LONDON,
SE17 3AH

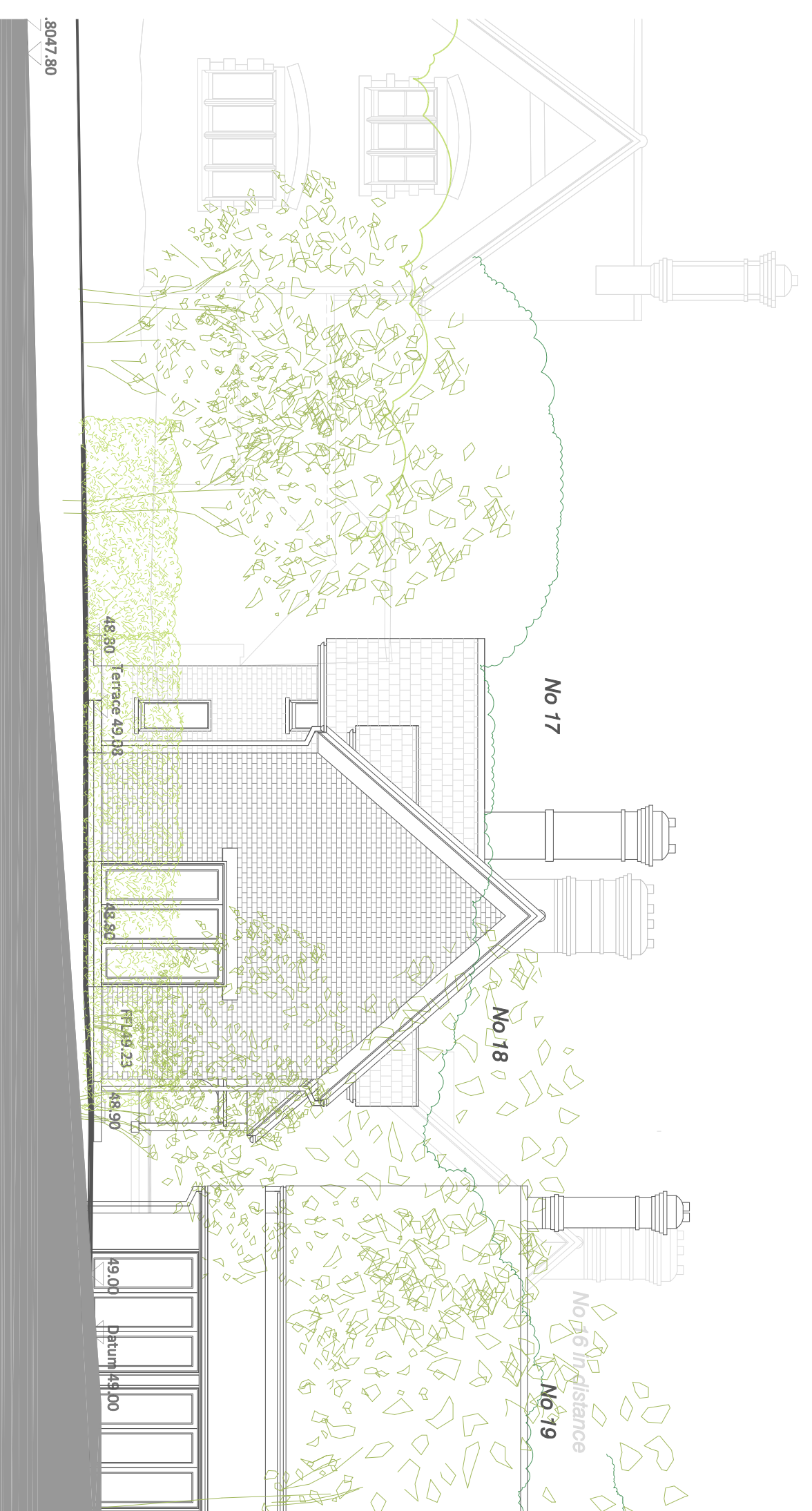
T: 07828318769 / 07906283661 E: contact@weeksanlafone.co.uk



PROPOSED NORTH ELEVATION



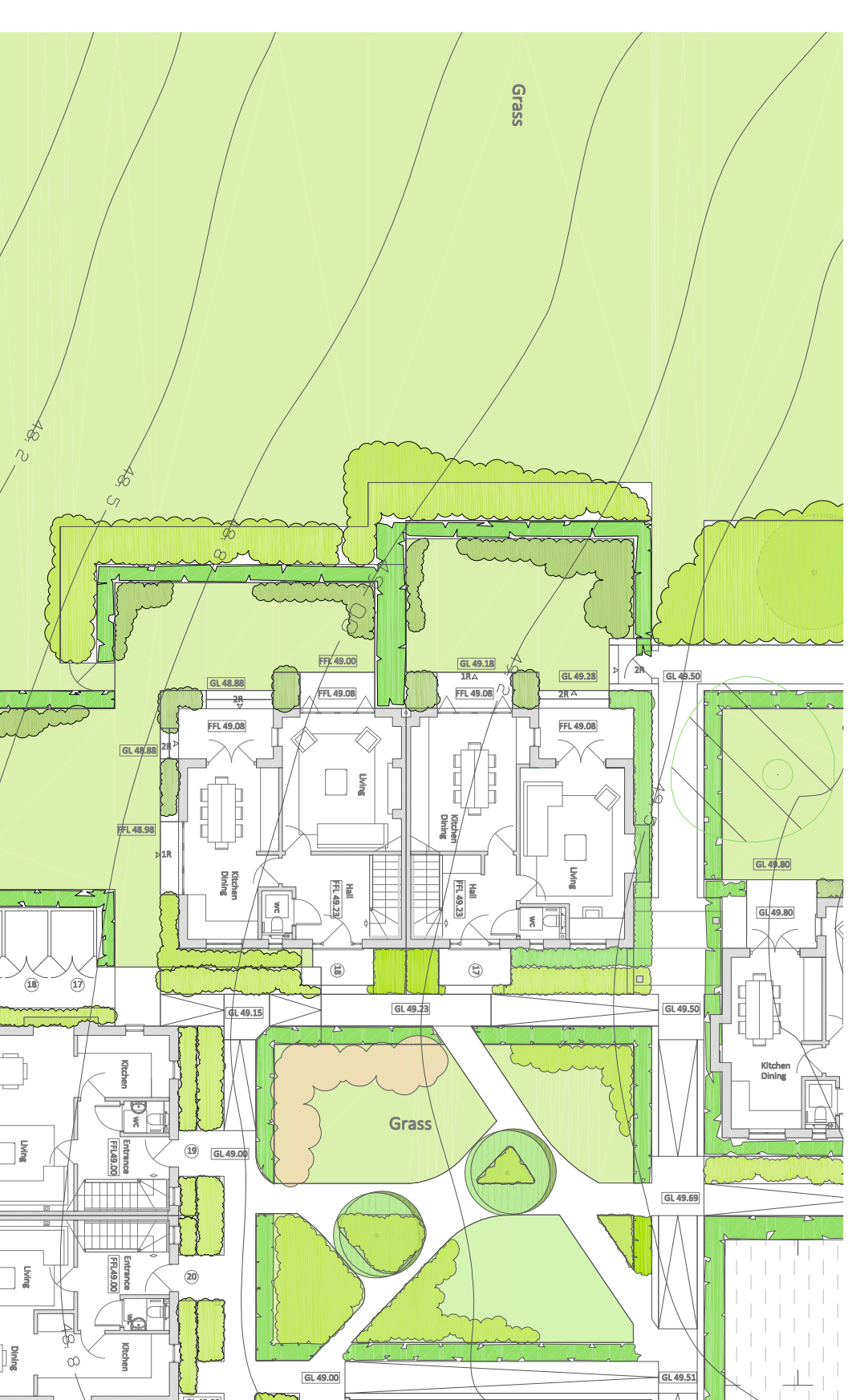
PROPOSED EAST ELEVATION



PROPOSED SOUTH ELEVATION

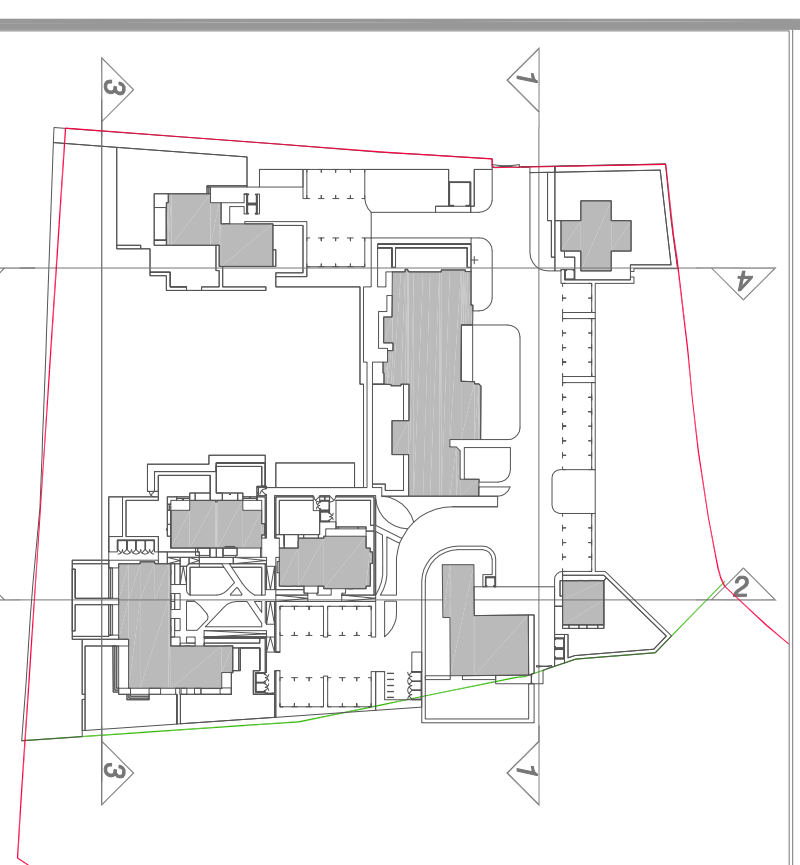


PROPOSED WEST ELEVATION



PROPOSED GRD FLOOR LOCATION PLAN

KEY	
	Existing Buildings
	Proposed Levels
	Existing Levels
	Clay tiles
	Brickwork
	Facing stone
	Existing Trees
	Proposed Trees
	Existing Vegetation
	Proposed Vegetation



Scale 0 5m

Notes
 All dimensions to be scaled from this drawing. All dimensions levels services setting out and boundaries to be checked on site and read in conjunction with existing topographical survey by others. Some existing areas inaccessible to survey. Final built threshold levels subject to DDA access requirements. Any discrepancies to be reported to Weeks and Latone Ltd. before execution of relevant works. Former Oakley Youth Centre, Merstham and for the planning application alone. It is not intended for use by any other person or for any other purpose. Drawings remain the copyright of Weeks and Latone Ltd and may not be reproduced without written consent or licence.

FOR PLANNING APPROVAL ONLY
 Project:
 Former Oakley YC
 Merstham

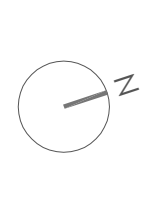
Client:
 Surrey County Council

Drawing Title:
 Proposed Elevations
 Plot 17-18

Date: April 2018
 Drawing No. OK009_3.215.PHEL_17-18

Revisions
 A - 180418

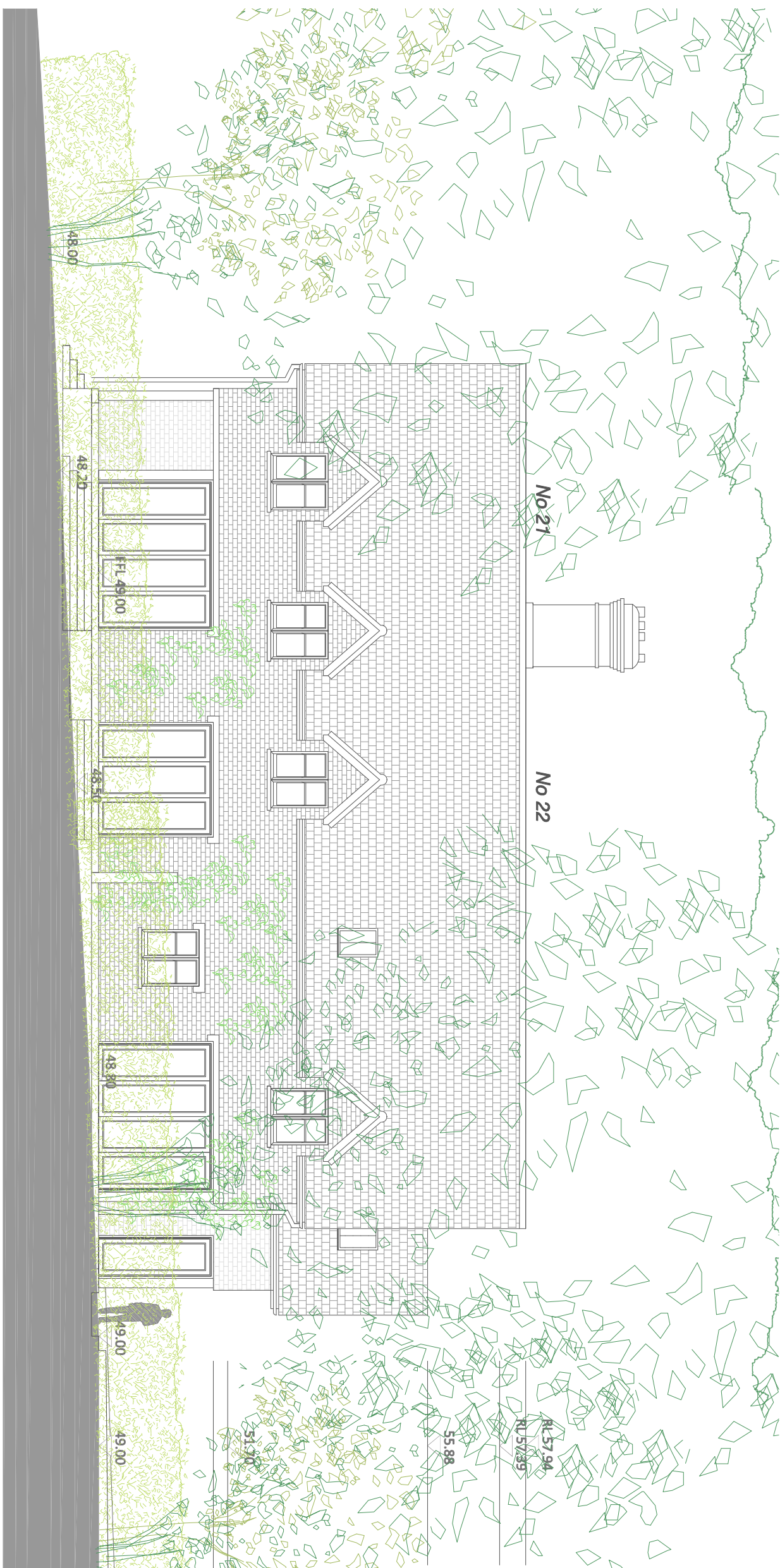
Scale: 1:100 @ A1



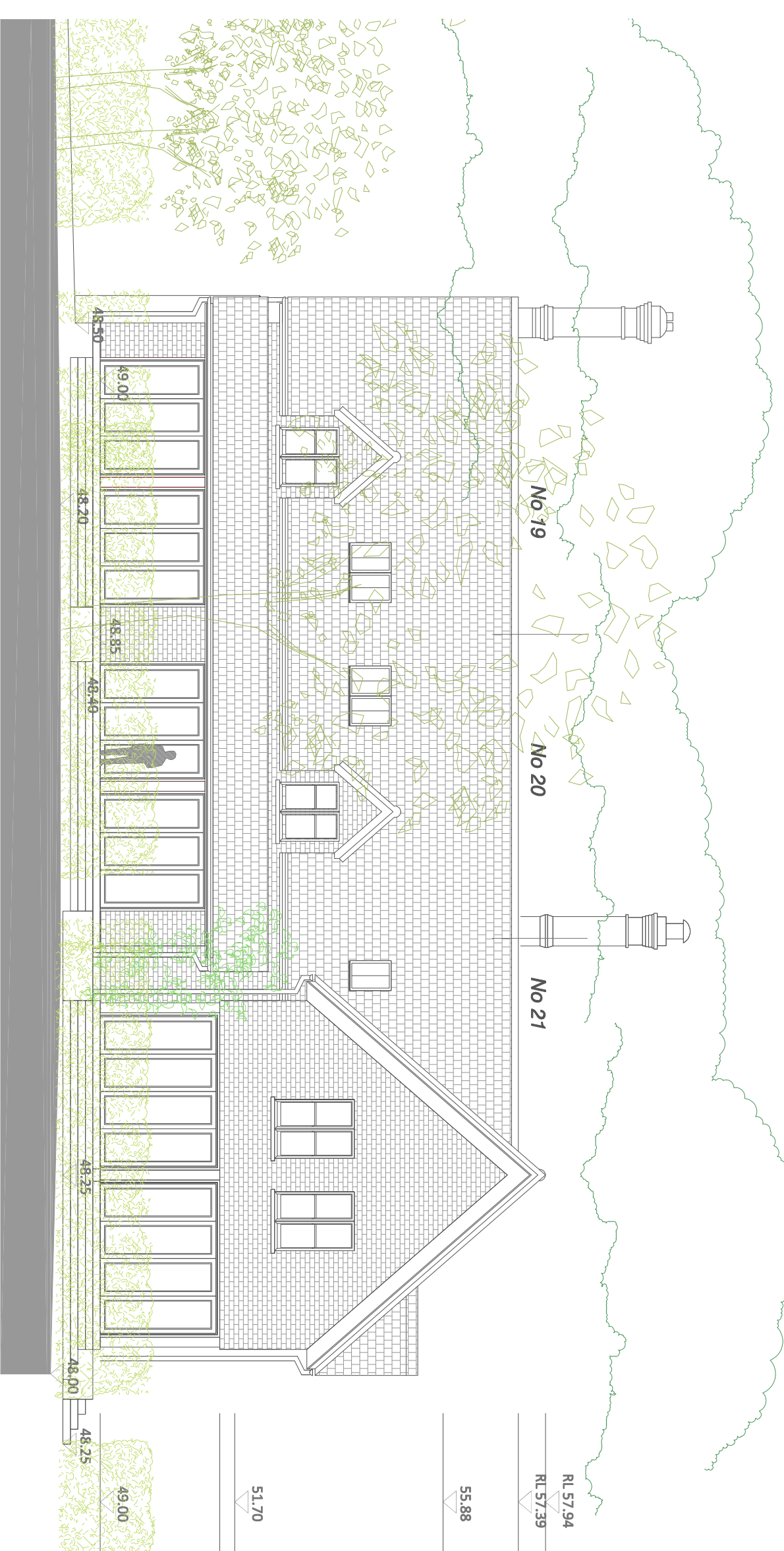
W A L L
 WEEKS AND LATONE LTD
 Architecture & Landscape
 1A FEACOCK VARD,
 ELEPHANT & CASTLE,
 LONDON,
 SE17 3AH
 T: 07828318769 / 07900283661 E: contact@weeksandlatone.co.uk



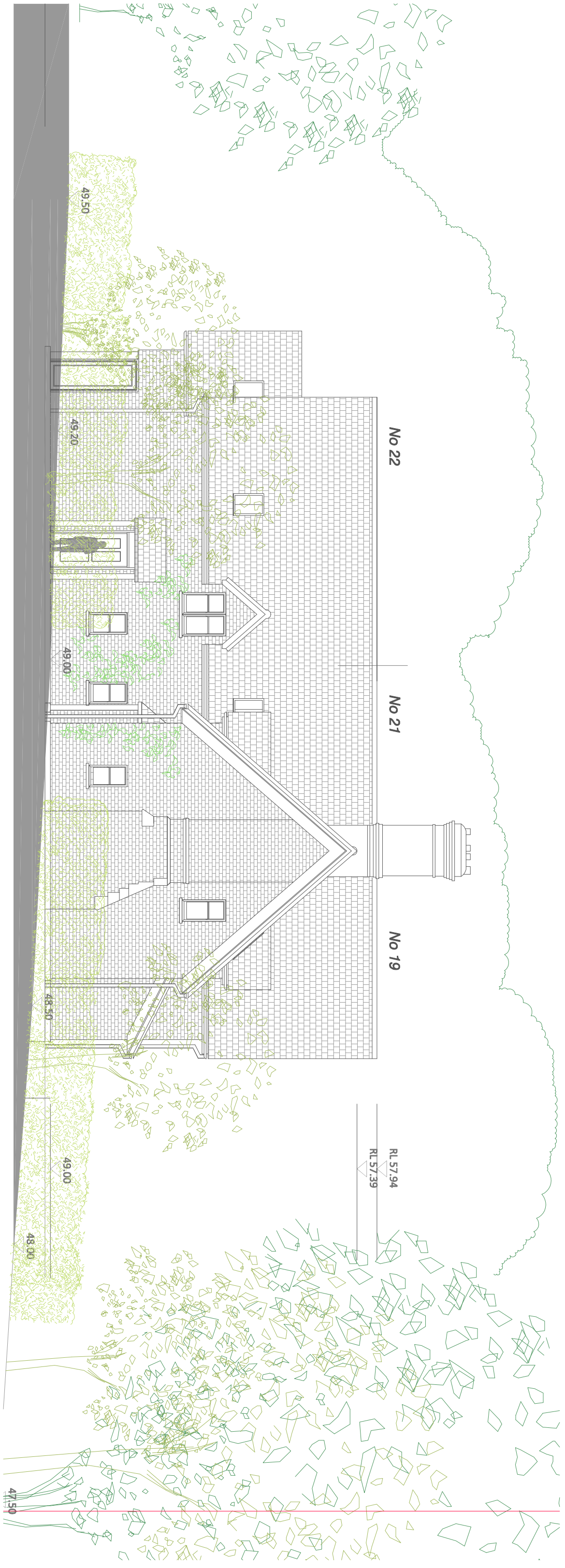
PROPOSED NORTH ELEVATION



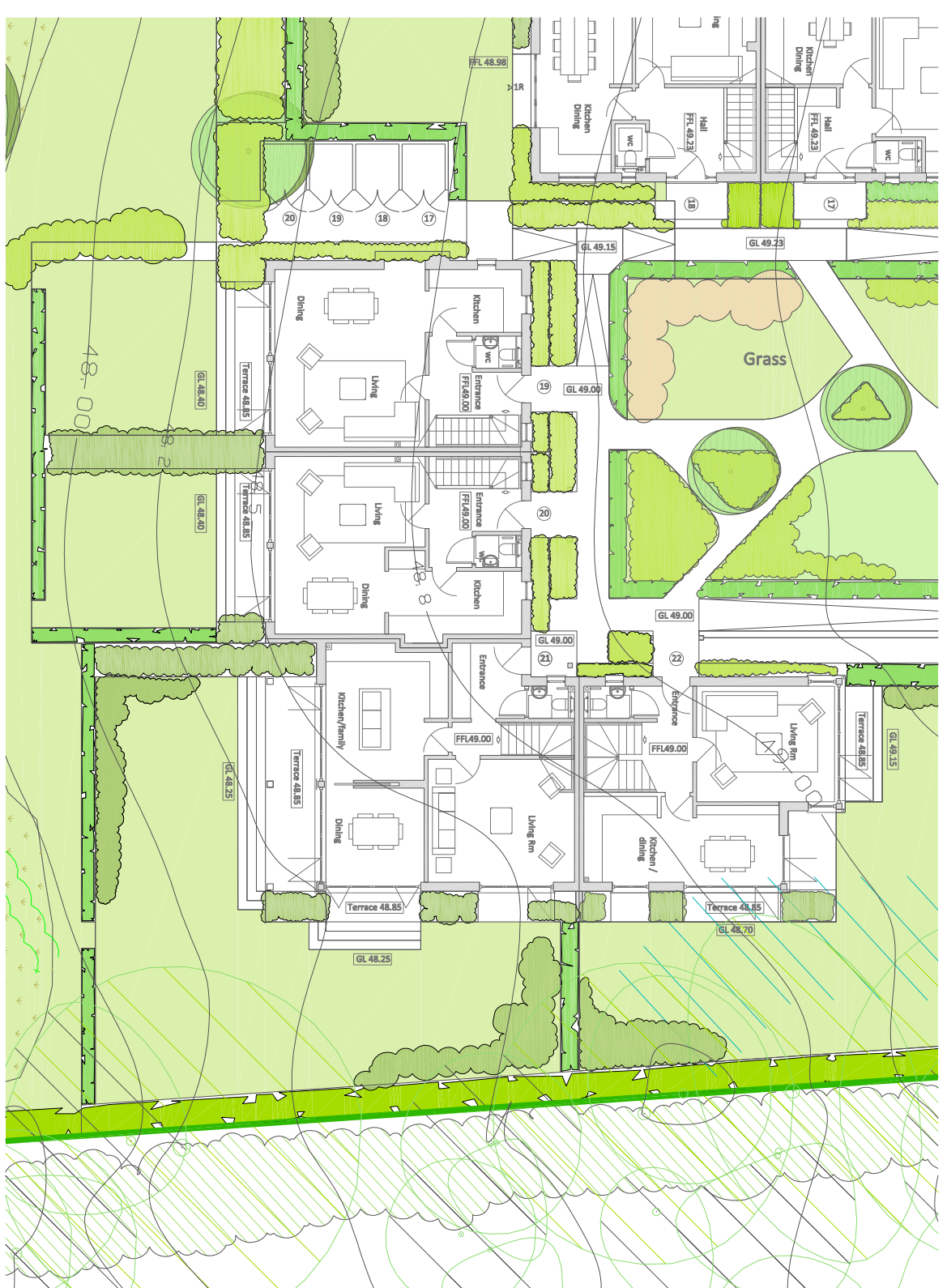
PROPOSED EAST ELEVATION



PROPOSED SOUTH ELEVATION

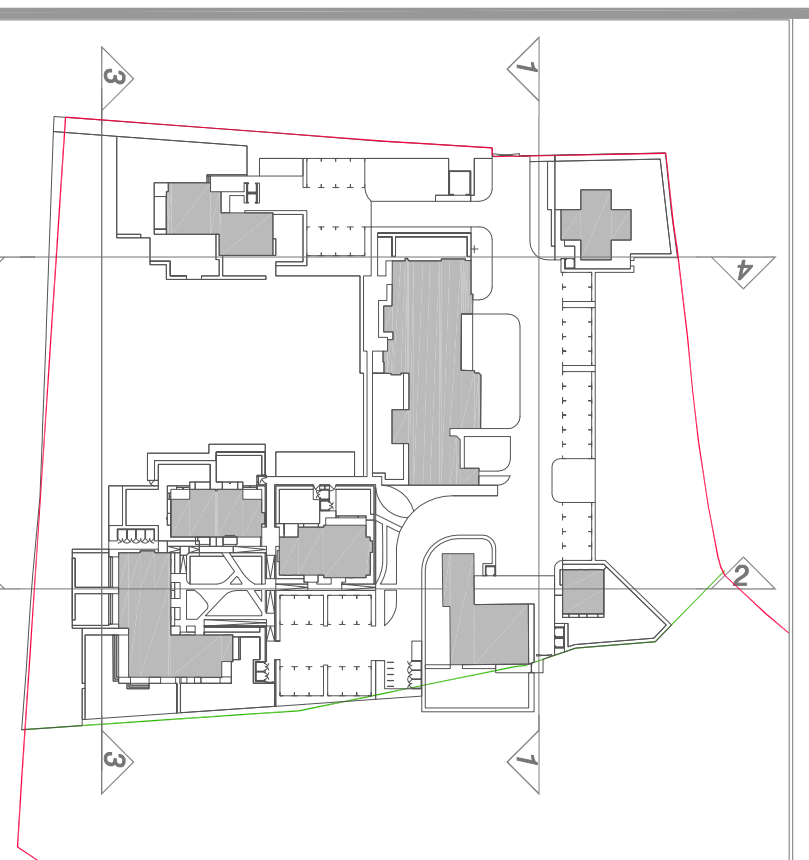


PROPOSED WEST ELEVATION



PROPOSED GRD FLOOR LOCATION PLAN

KEY			
	Existing Buildings		Existing Trees
	Proposed levels		Proposed Trees
	98.20		Existing Vegetation
	98.20		Proposed Vegetation
	Clay tiles		
	Brickwork		
	Facing stone		



Scale 0 5m

Notes
 All dimensions to be scaled from this drawing. All dimensions shall be checked on site and read in conjunction with existing topographical survey by others. Some existing areas inaccessible to survey. Final built threshold levels subject to DDA access requirements. Any discrepancies to be reported to Weeks and Lafone Ltd before execution of relevant works. This drawing has been produced for Surrey County Council for their use only. It is not intended for use by any other person or for any other purpose. Drawings remain the copyright of Weeks and Lafone Ltd and may not be reproduced without written consent or licence.

FOR PLANNING APPROVAL ONLY

Project:
 Former Oakley YC
 Merstham

Client:
 Surrey County Council

Drawing Title:
 Proposed Elevations
 Plot 19-22

Date:	Checked:
April 2018	
Drawing No.	Revision.
OK009_3.216.PREL_19-22	A

Revisions
A - 180418

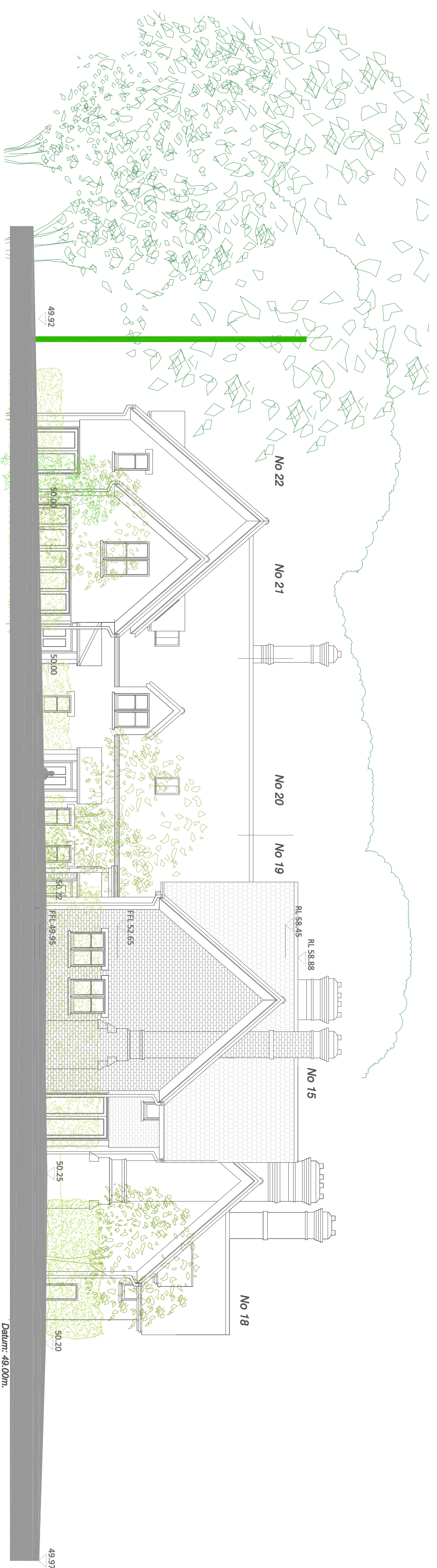
Scale: 1:100 @ A1

W A L L

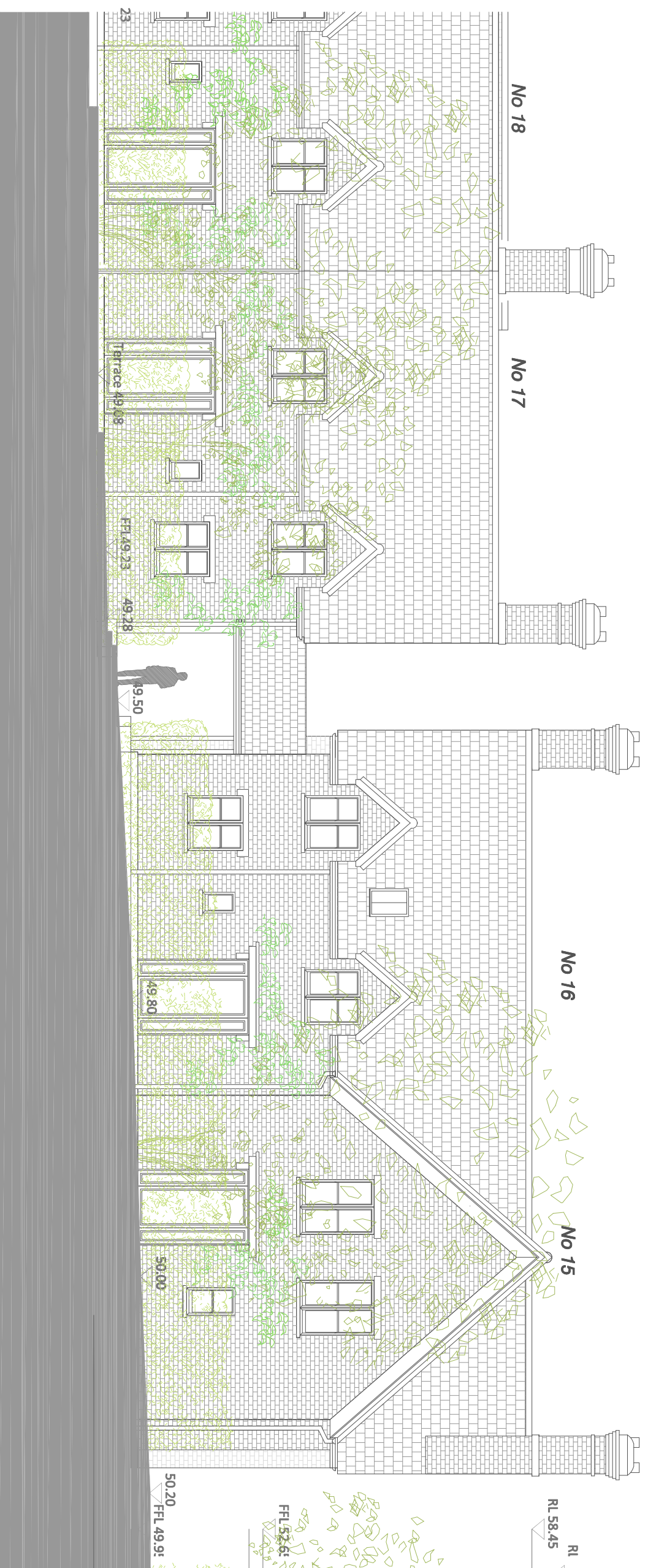
WEEKS AND LAFONE LTD
 Architecture & Landscape

1A FEACOCK VARD,
 ELEPHANT & CASTLE,
 LONDON,
 SE17 3JH

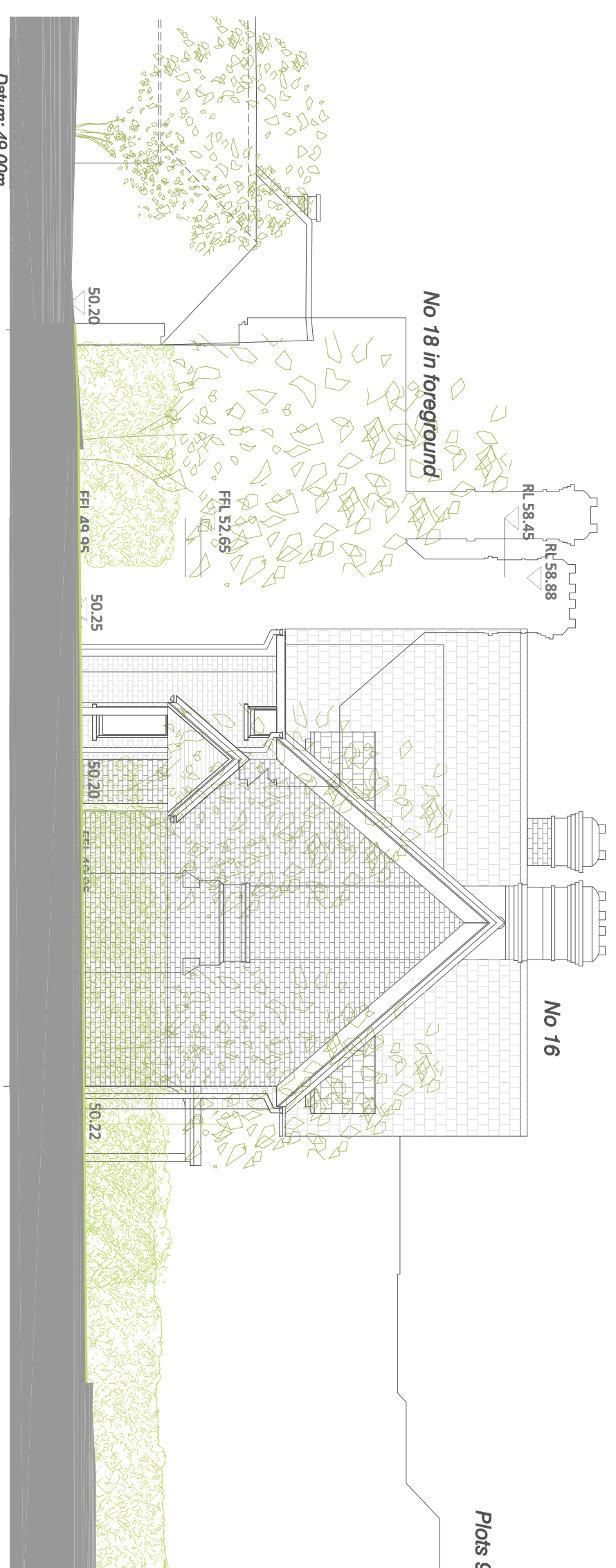
T: 07828318769 / 07906283661 E: contact@weeksandlafone.co.uk



PROPOSED NORTH ELEVATION



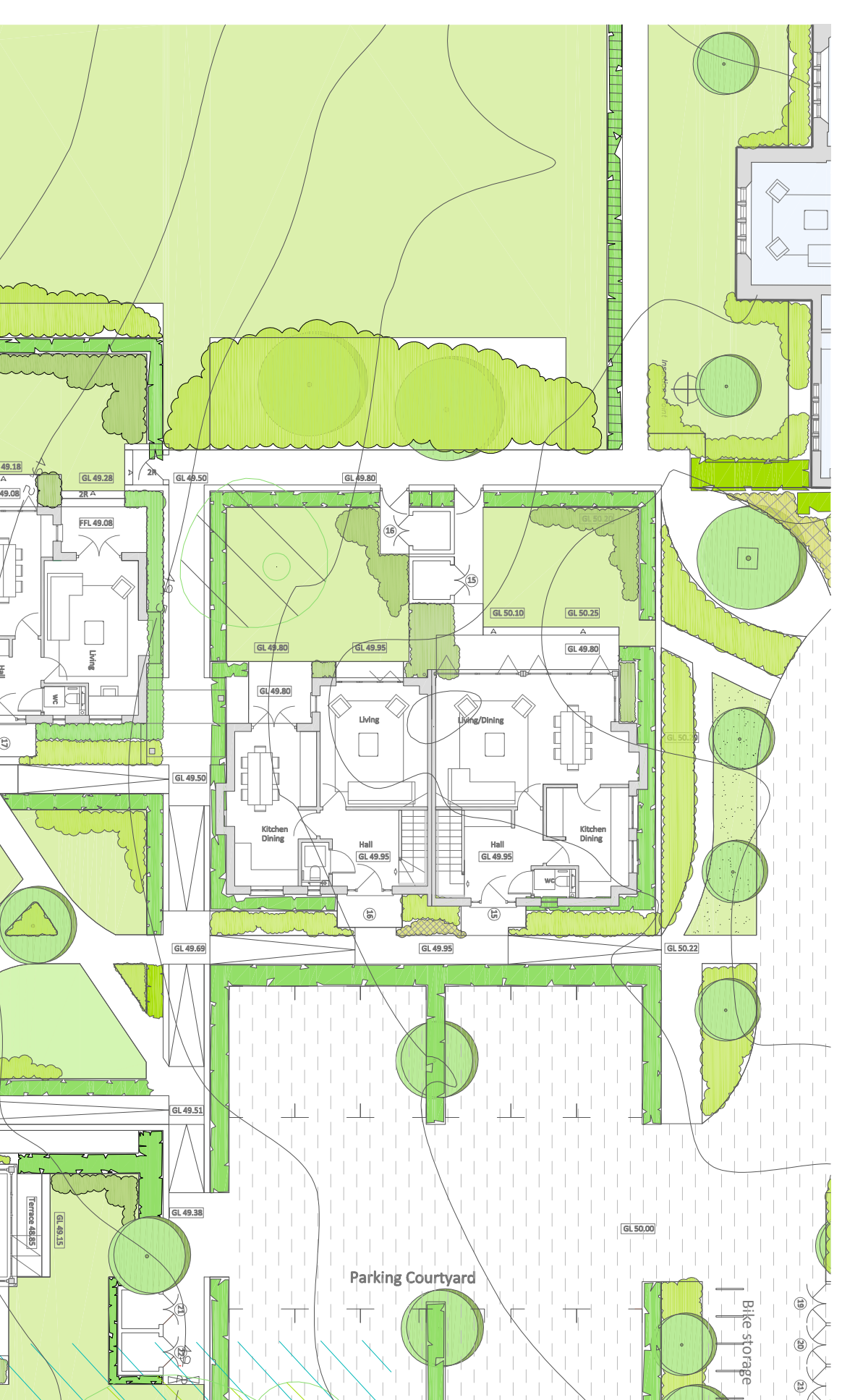
PROPOSED EAST ELEVATION



PROPOSED SOUTH ELEVATION

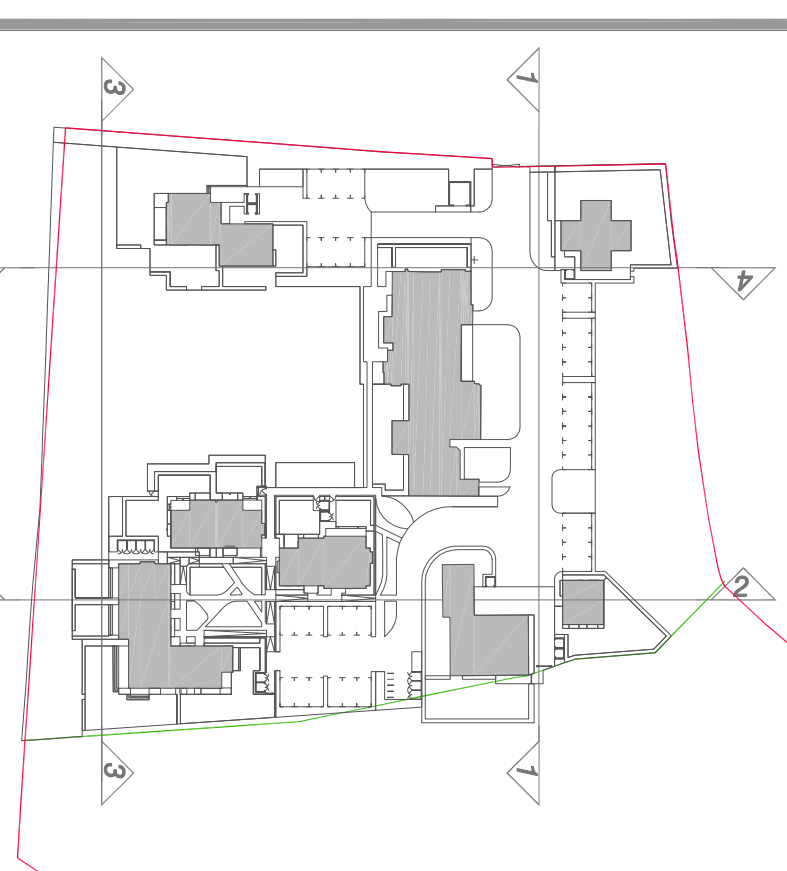


PROPOSED WEST ELEVATION



PROPOSED GRD FLOOR LOCATION PLAN

KEY	
	Existing Buildings
	Proposed levels
	Existing Trees
	Proposed Trees
	Existing levels
	Existing Vegetation
	Proposed Vegetation
	Clay tiles
	Brickwork
	Facing stone



Scale 0 5m

Notes
 All dimensions to be scaled from this drawing. All drawings shall be checked and approved by the architect on site and read in conjunction with existing topographical survey by others. Some existing areas inaccessible to survey. Final built threshold levels subject to DDA access requirements. Any discrepancies to be reported to Weeks and Lorne Ltd before execution of relevant works. This drawing has been produced for survey/courtesy for the application alone. It is not intended for use by any other person or for any other purpose. Drawings remain the copyright of Weeks and Lorne Ltd and may not be reproduced without written consent or licence.

FOR PLANNING APPROVAL ONLY

Project:
 Former Oakley YC
 Merstham

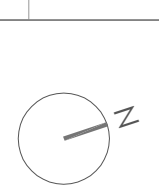
Client:
 Surrey County Council

Drawing Title:
 Proposed Elevations
 Plot 15-16

Date: April 2018
Checked:

Dwelling No.
 OK009_3.21.4.P/EL_15-16
Revision:
 A - 180418
Revisions
 A - 180418

Scale: 1:100 @ A1



W A L L
 WEEKS AND LORNE LTD
 Architecture & Landscape
 1A FEACOCK VARD,
 ELEPHANT & CASTLE,
 LONDON,
 SE17 3JH

T: 0782818769 / 07906283661 E: contact@weeksandlorne.co.uk

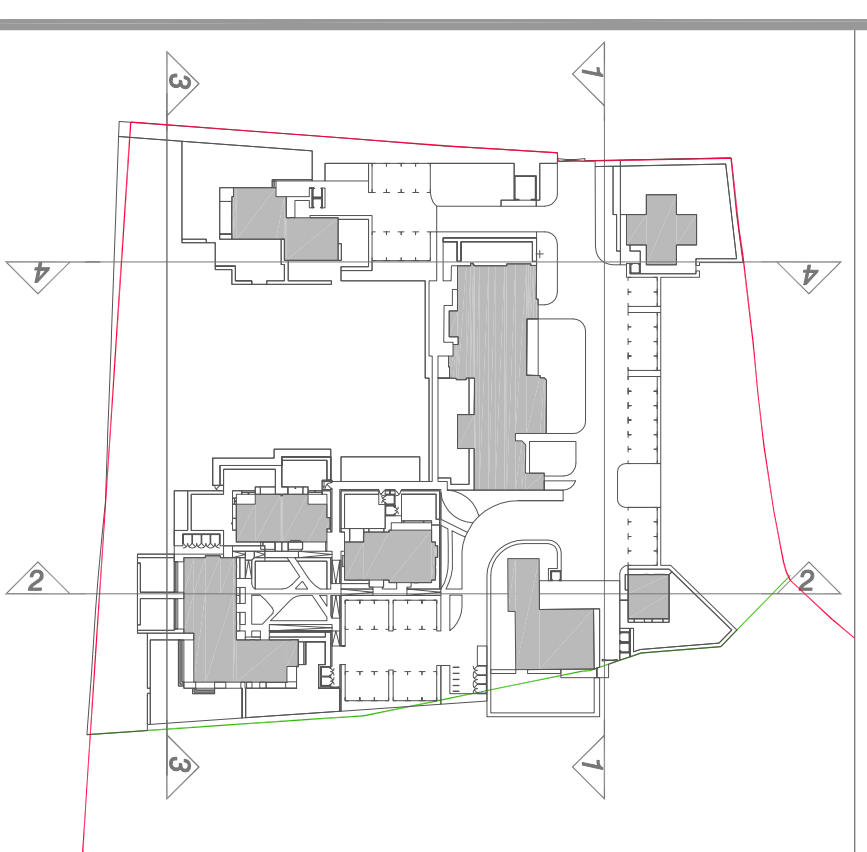


Proposed South Elevation - 3



Proposed West Elevation - 4

KEY	
	Existing Buildings
	Proposed Levels
	Existing Levels
	Clay tiles
	Brickwork
	Facing stone
	Existing Trees
	Proposed Trees
	Existing Vegetation
	Proposed Vegetation



Scale: 0 5 10m

NOTES
 Dimensions to be scaled from this drawing. All dimensions levels, setbacks and boundaries to be checked on site and read in conjunction with existing topographical survey by others, some existing areas inaccessible to survey. Final built threshold levels subject to DDA, access requirements. Any discrepancies to be reported to Weeks and Lafone Ltd, before execution of relevant works. Please refer to the contract documents for the current planning application and for the current planning application. The drawings remain the copyright of Weeks and Lafone Ltd and may not be reproduced without written consent or licence.

FOR PLANNING APPROVAL ONLY

Project:
 Former Oakley YC
 Merstham

Client:
 Surrey County Council

Drawing Title:
 Proposed Site Elevations 3-4
 South & West

Date: April 2018
Checked:

Drawing No.
 OK009_3.207.P/S/EL_3-4
Revision:

Revisions
 A - 180418
Scale: 1:200 @ A1

W A L L

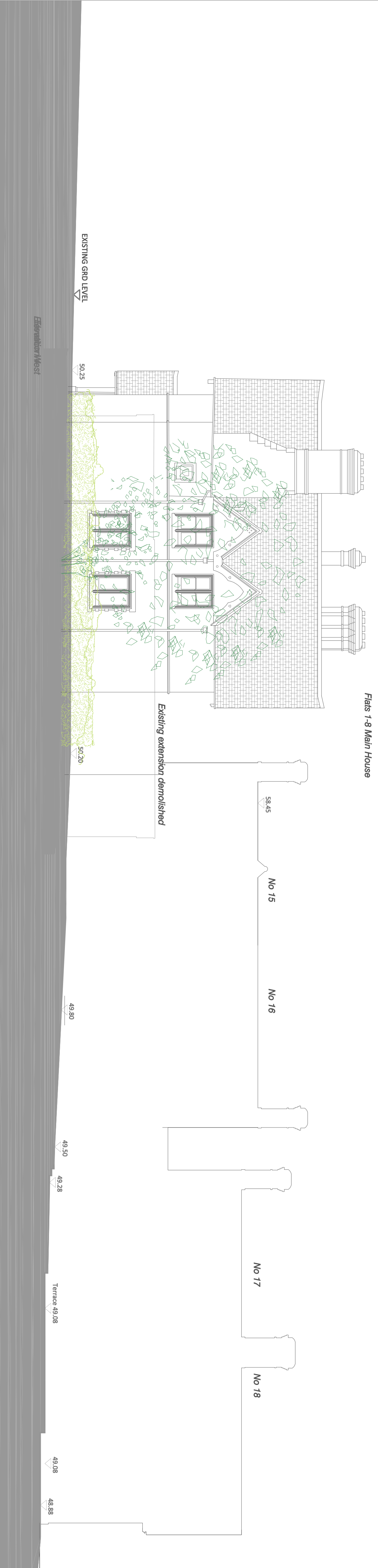
WEEKS AND LAFONE LTD
 Architecture & Landscape
 1A PEACOCK YARD,
 ELEPHANT & CASTLE,
 LONDON,
 SE17 3JH

T: 07828318769 / 07906283661 E: contact@weeksandlafone.co.uk



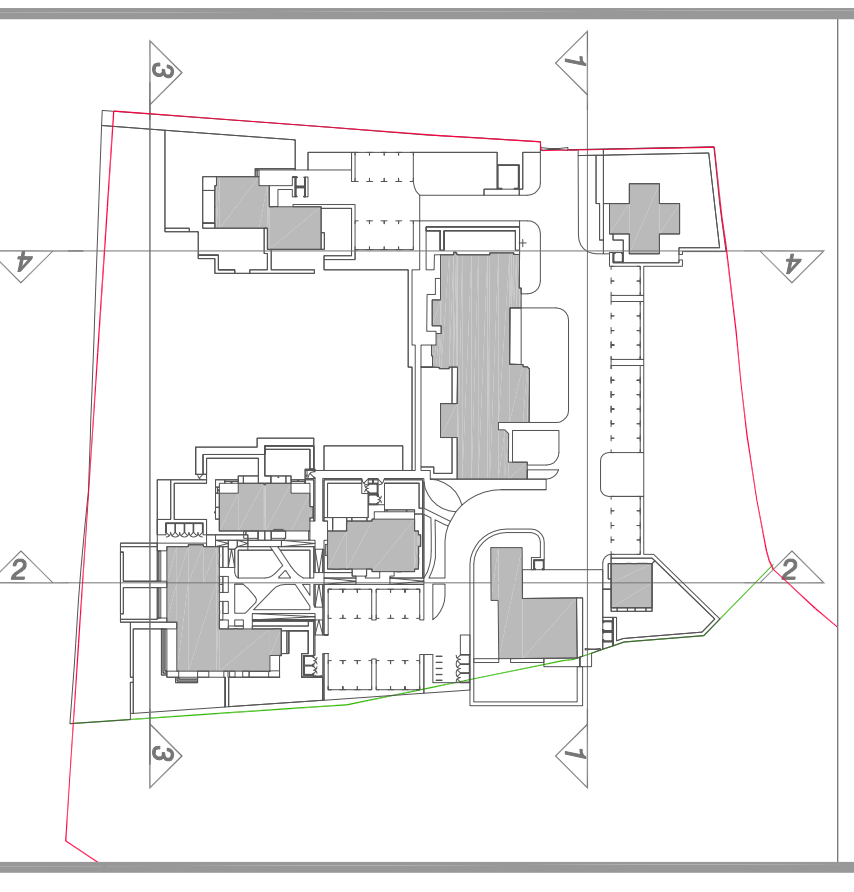
PROPOSED REAR SOUTH ELEVATION

Note: All levels outside of TPO survey indicative only



PROPOSED SIDE WEST ELEVATION

	Existing Buildings		Existing Trees
	Proposed Levels		Proposed Trees
	Existing Levels		Existing Vegetation
	Gey tiles		Proposed Vegetation
	Brickwork		
	Facing stone		



Scale 0 5m

NOTES
 Dimensions to be scaled from this drawing. All dimensions levels, services, setting out and boundaries to be checked on site and read in conjunction with existing topographical survey by others, some existing areas inaccessible to survey. Final built threshold levels subject to DDA, access requirements. Any discrepancies to be reported to Weeks and Lafone Ltd, before execution of relevant works. Please refer to the current planning application and for the current application alone. It is not intended for use by any other person or for any other purpose. Drawings remain the copyright of Weeks and Lafone Ltd and may not be reproduced without written consent or licence.

FOR PLANNING APPROVAL ONLY

Project:
 Former Oakley YC
 Merstham

Client:
 Surrey County Council

Drawing Title:
 Proposed Elevations Main House
 South and West Plots 1-8

Date: April 2018
Checked:

Drawing No.
 OK009_3.209_PEL_MH_SW

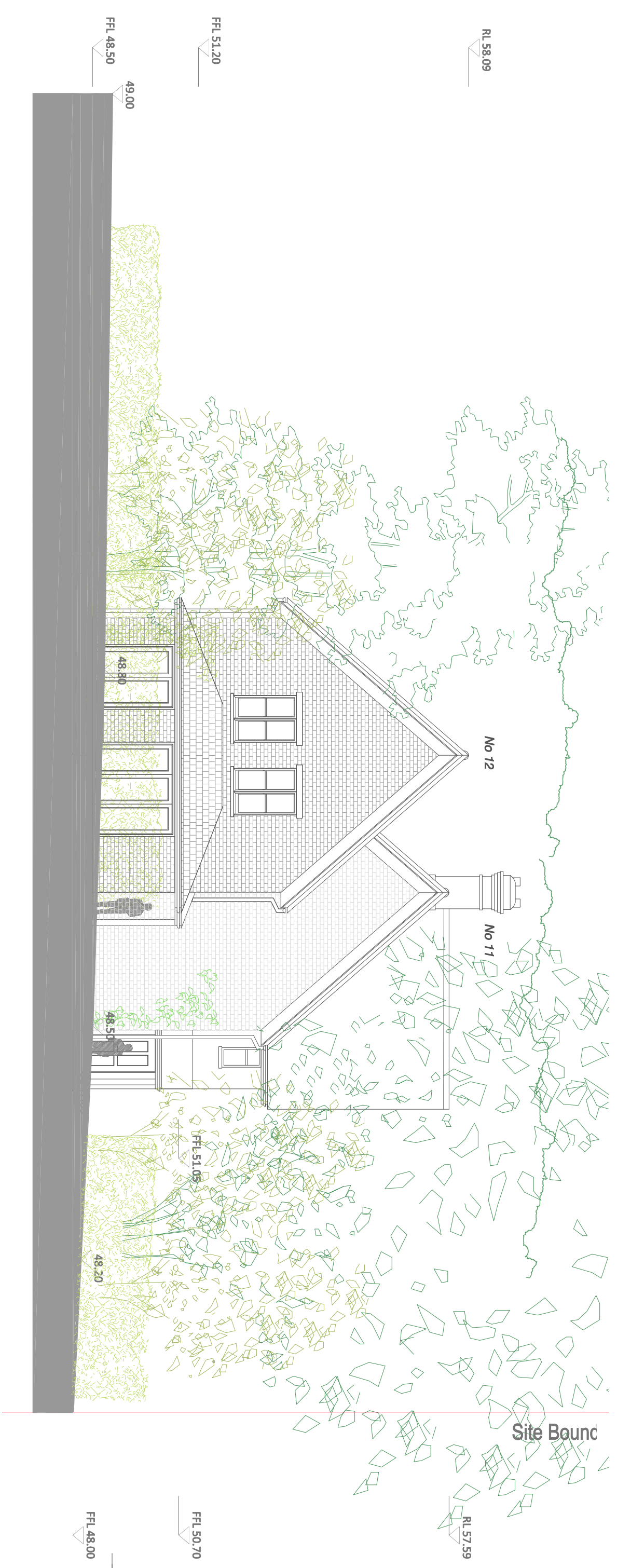
Revisions
 A - 180418
Revision: A

Scale: 1:100 @ A1

W A L L

WEEKS AND LAFONE LTD
 Architecture & Landscape
 1A PEACOCK YARD,
 ELEPHANT & CASTLE,
 LONDON,
 SE17 3AH

T: 07828318769 / 07906283661 E: contact@weeksandlafone.co.uk



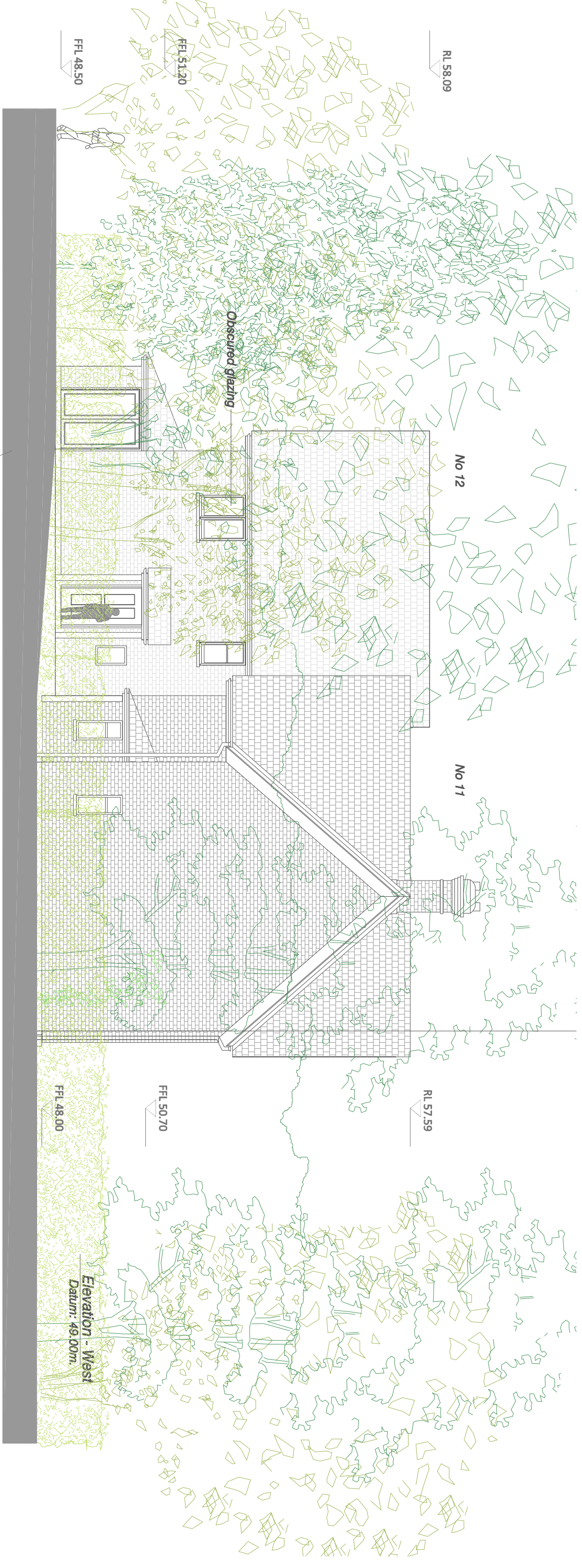
PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION



PROPOSED SOUTH ELEVATION



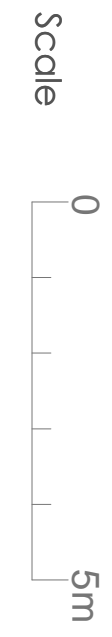
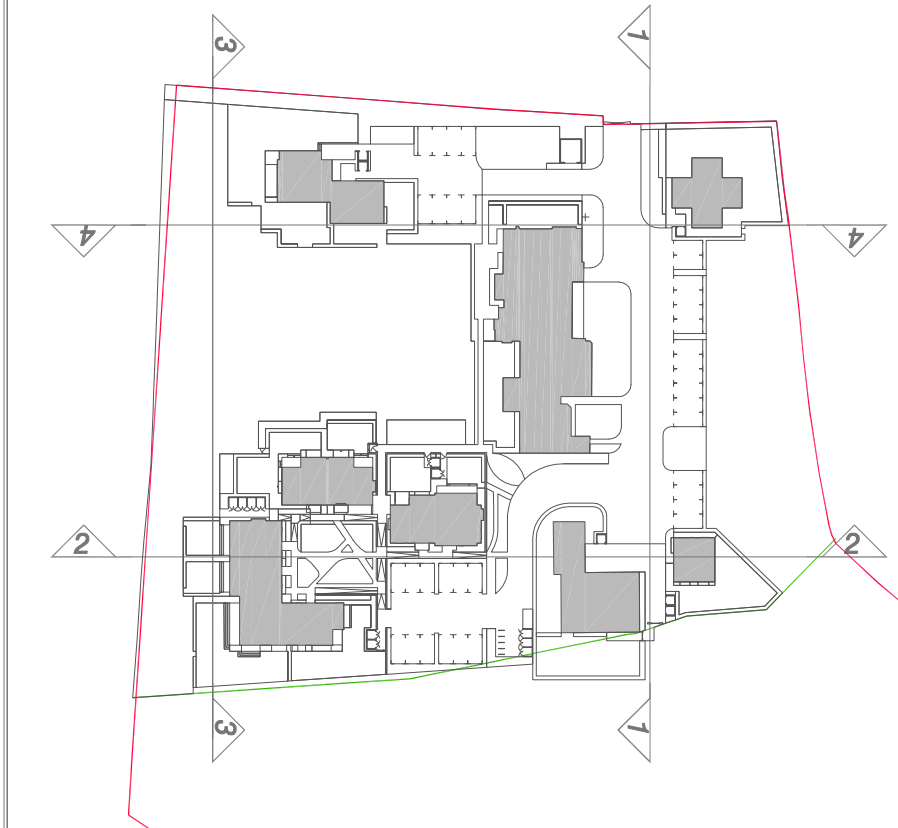
PROPOSED WEST ELEVATION



PROPOSED GRD FLOOR LOCATION PLAN

KEY

	Existing Buildings		Existing Trees
	Proposed levels 98.20		Proposed Trees
	Existing levels 98.20		Existing Vegetal
	Clay tiles		Proposed Veget
	Brickwork		
	Facing stone		



Notes
 All dimensions to be scaled from this drawing. All dimensions levels services setting out and boundaries to be checked on site and read in conjunction with existing topographical survey by others. Some existing areas inaccessible to survey. Find built threshold levels subject to DDA access requirements. Any discrepancies to be reported to Weeks and Lafone Ltd. before execution of relevant works. This drawing has been produced for the planning application only. It is not intended for use by any other person or for any other purpose. Drawings remain the copyright of Weeks and Lafone Ltd and may not be reproduced without written consent or licence.

FOR PLANNING APPROVAL ONLY

Project:
 Former Oakley YC
 Merstham

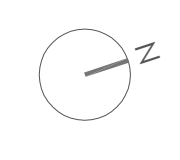
Client:
 Surrey County Council

Drawing Title:
 Proposed Elevations
 Plots 11-12

Date: April 2018	Checked:
Drawing No.	Revision.
OK009_3.211_PEL_11-12	A

Revisions
 A - 180418

Scale: 1:100 @ A1









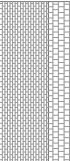



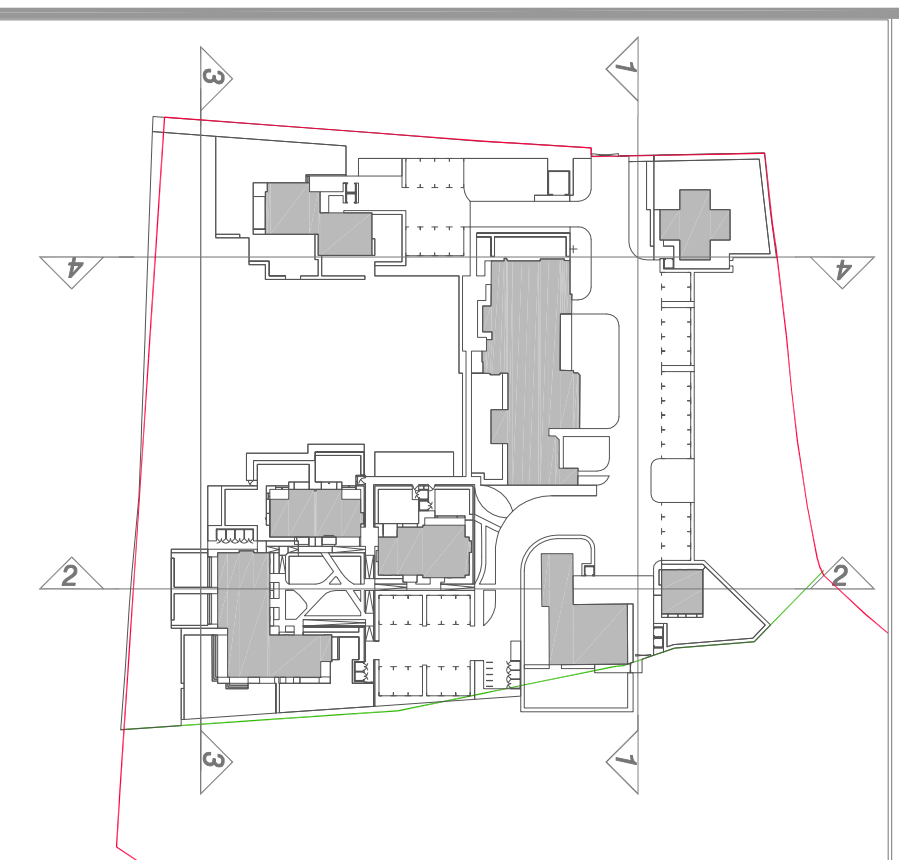
W A L L

WEEKS AND LAFONE LTD
 Architecture & Landscape

1A FEACOCK VARD,
ELPHANT & CASTLE,
LONDON,
SE17 3JH

T: 07828318769 / 07906283661 E: contact@weeksandlafone.co.uk

KEY			
	Existing Buildings		Existing Trees
	Proposed levels		Proposed Trees
	Existing levels		Existing Vegetation
	Clay tiles		Proposed Vegetation
	Brickwork		
	Facing stone		



Scale 0 5m

Notes
 All dimensions to be scaled from this drawing. All dimensions levels services setting out and boundaries to be checked on site and read in conjunction with existing topographical survey by others. Some existing areas inaccessible to survey. Final built threshold levels subject to DDA access requirements. Any discrepancies to be reported to Weeks and Lofrone Ltd. before execution of relevant works. Details shall not be reproduced and/or forming the basis of any other application for planning. This drawing is for the application alone. It is not intended for use by any other person or for any other purpose. Drawings remain the copyright of Weeks and Lofrone Ltd and may not be reproduced without written consent or licence.

FOR PLANNING APPROVAL ONLY

Project:
 Former Oakley YC
 Merstham

Client:
 Surrey County Council

Drawing Title:
 Proposed Elevations
 Plot 13

Date: April 2018

Drawing No. OK009_3.212.PREL_13

Revisions
 A - 180418

Scale: 1:100 @ A1

Checked:

Revision: A

W A L L

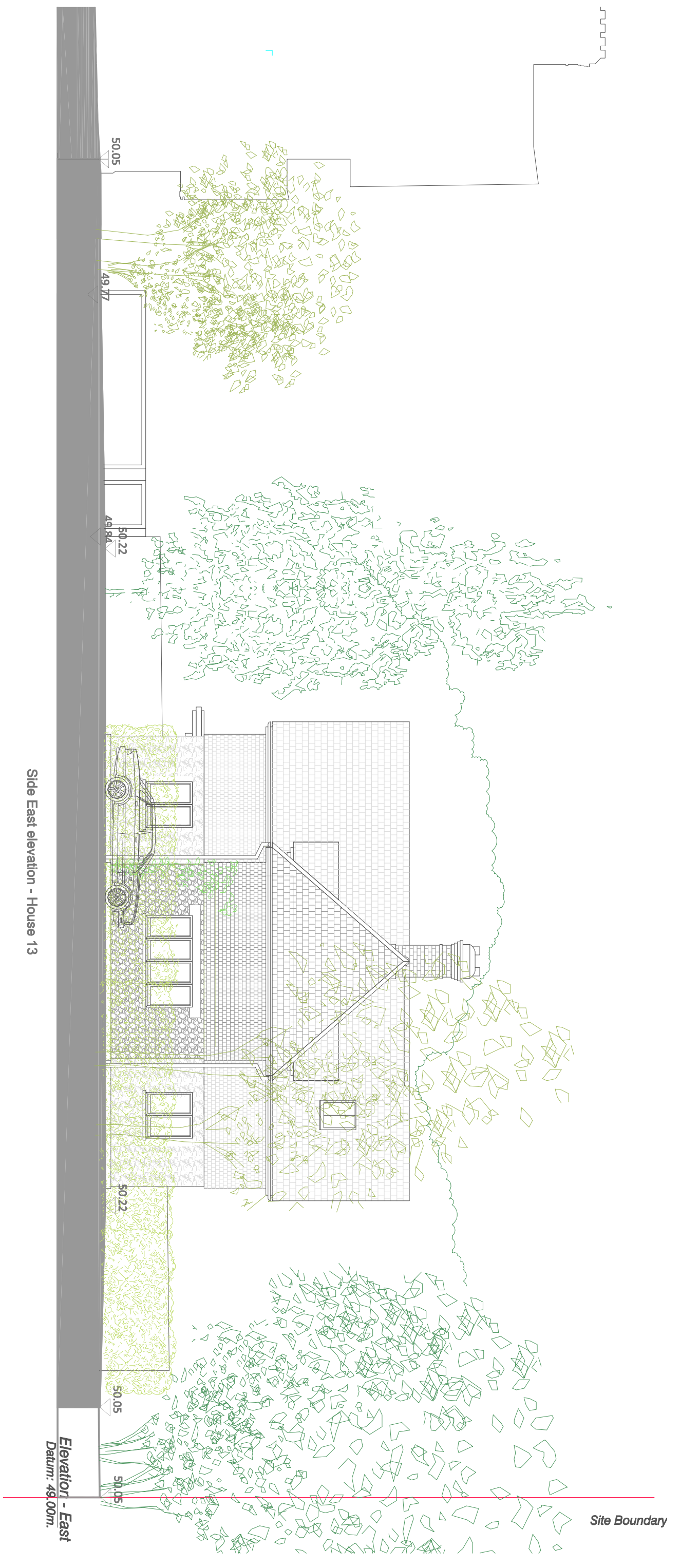
WEEKS AND LOFRONE LTD
 Architecture & Landscape

1A PEACOCK YARD,
 ELEPHANT & CASTLE,
 LONDON,
 SE17 3JH

T: 07828318769 / 07906283661 E: contact@weeksandlofrone.co.uk



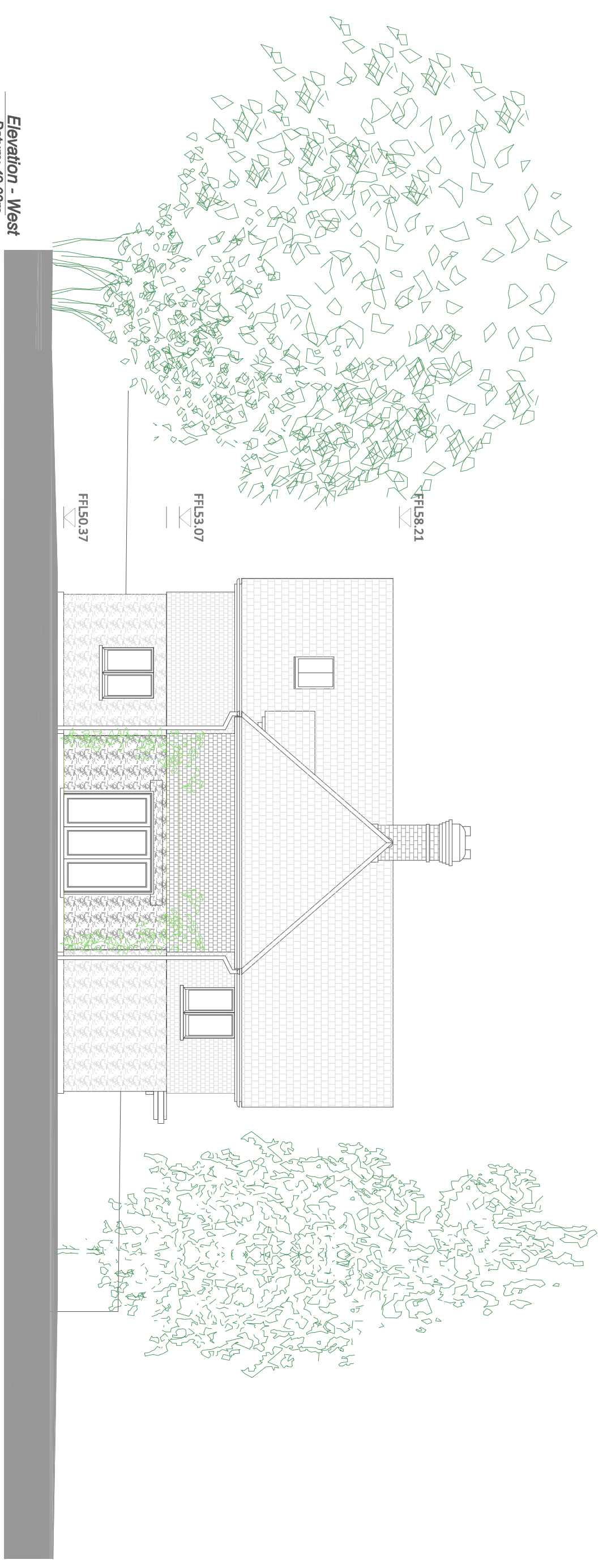
PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION









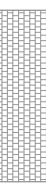



PROPOSED SOUTH ELEVATION

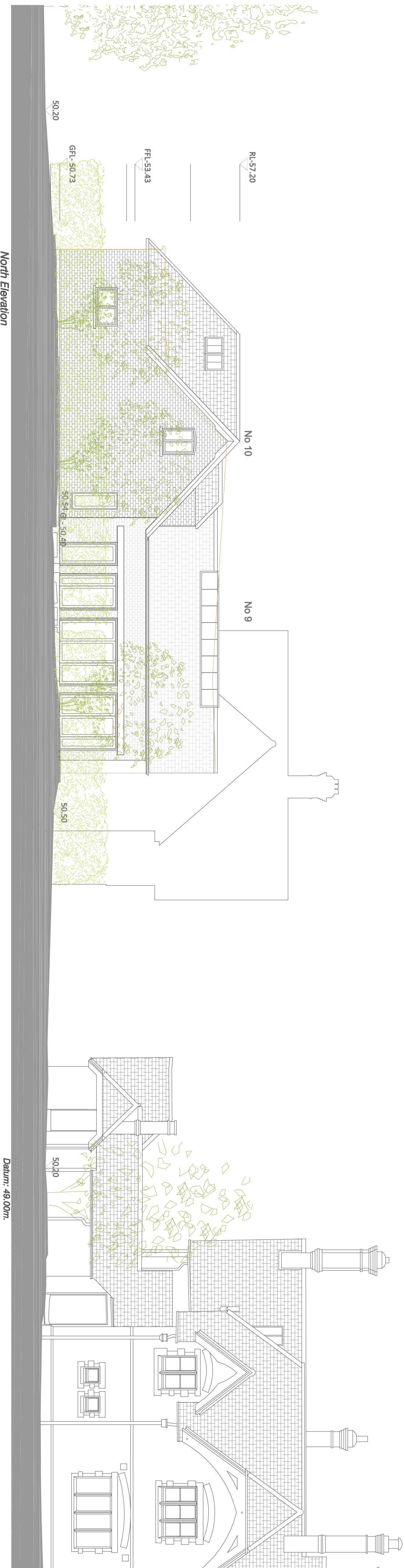


PROPOSED WEST ELEVATION

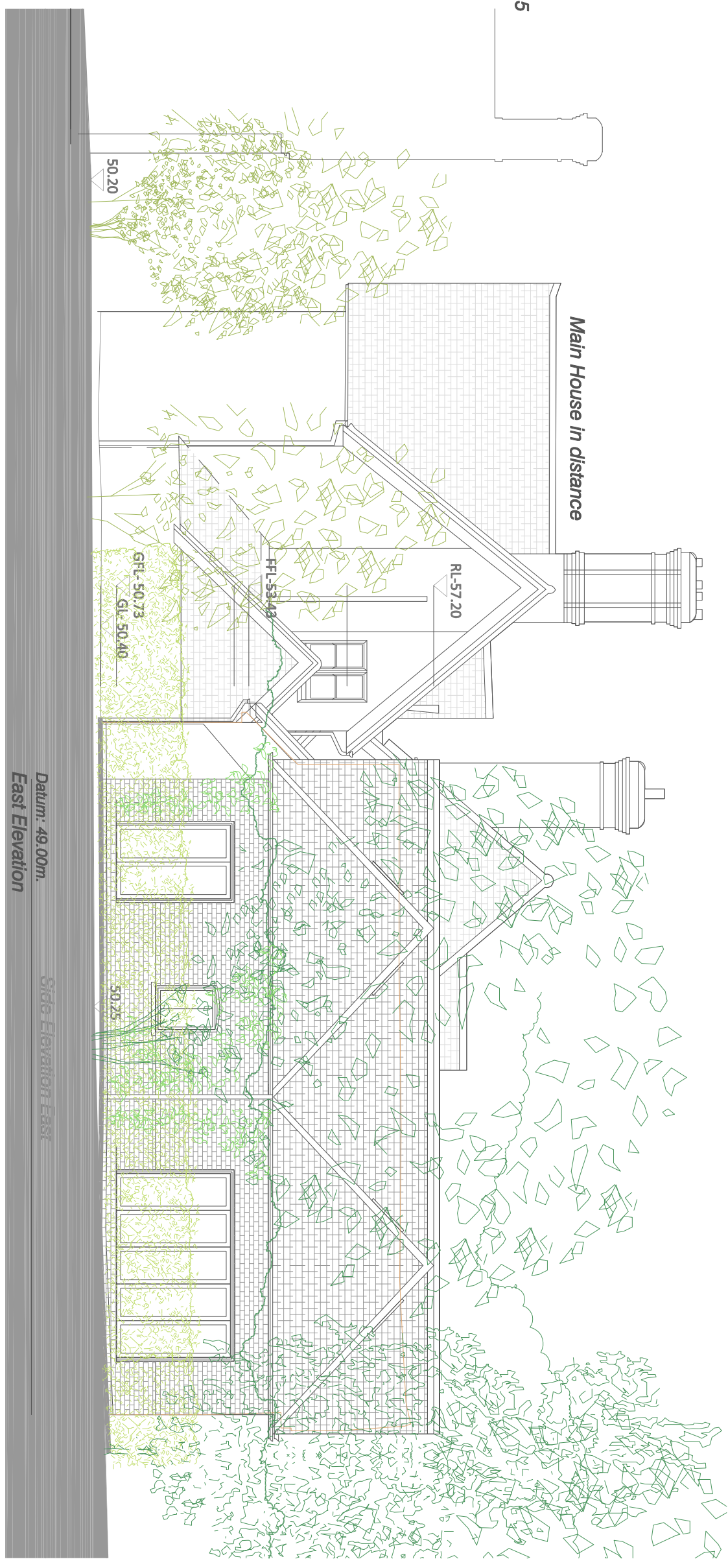


PROPOSED GRD FLOOR LOCATION PLAN

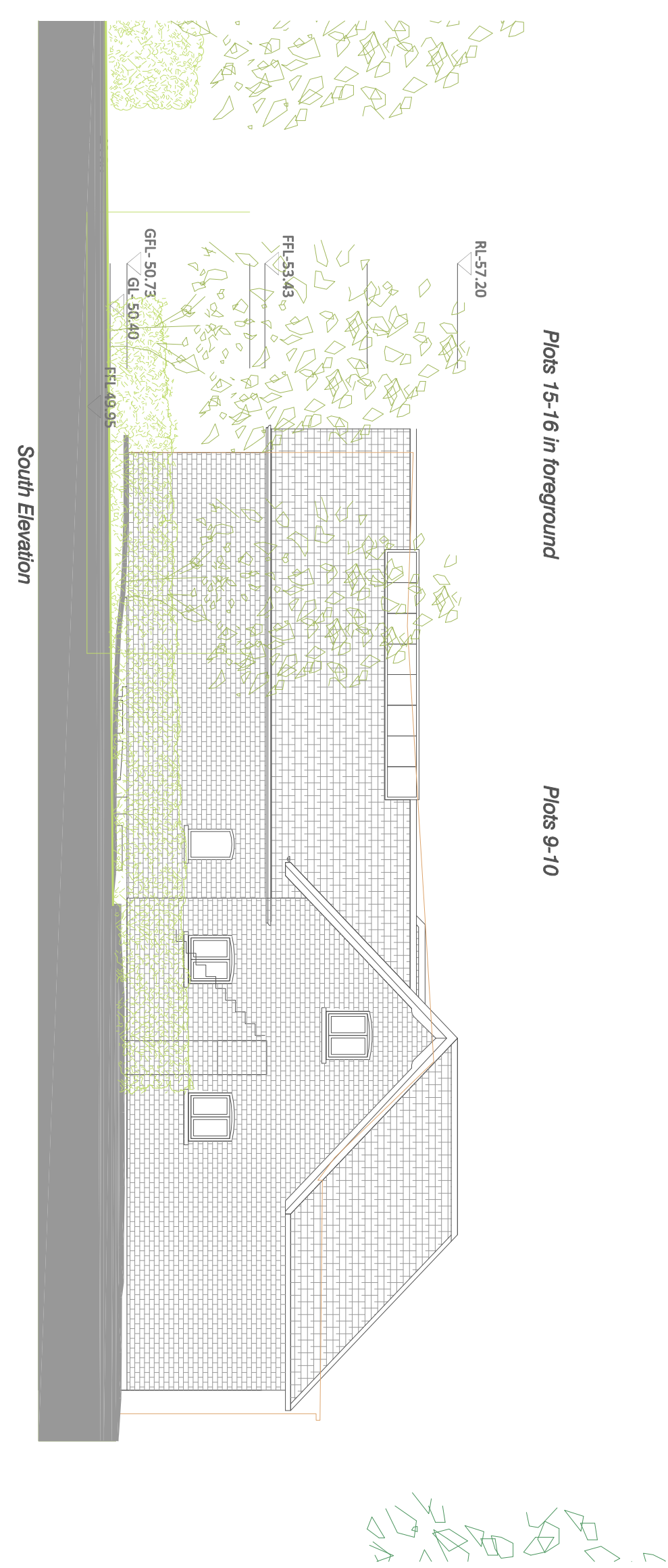
KEY			
	Existing Buildings		Existing Trees
	Proposed levels [98.20]		Proposed Trees
	Existing levels 98.20		Existing Vegetal
	Clay tiles		Proposed Veget
	Brickwork		
	Facing stone		



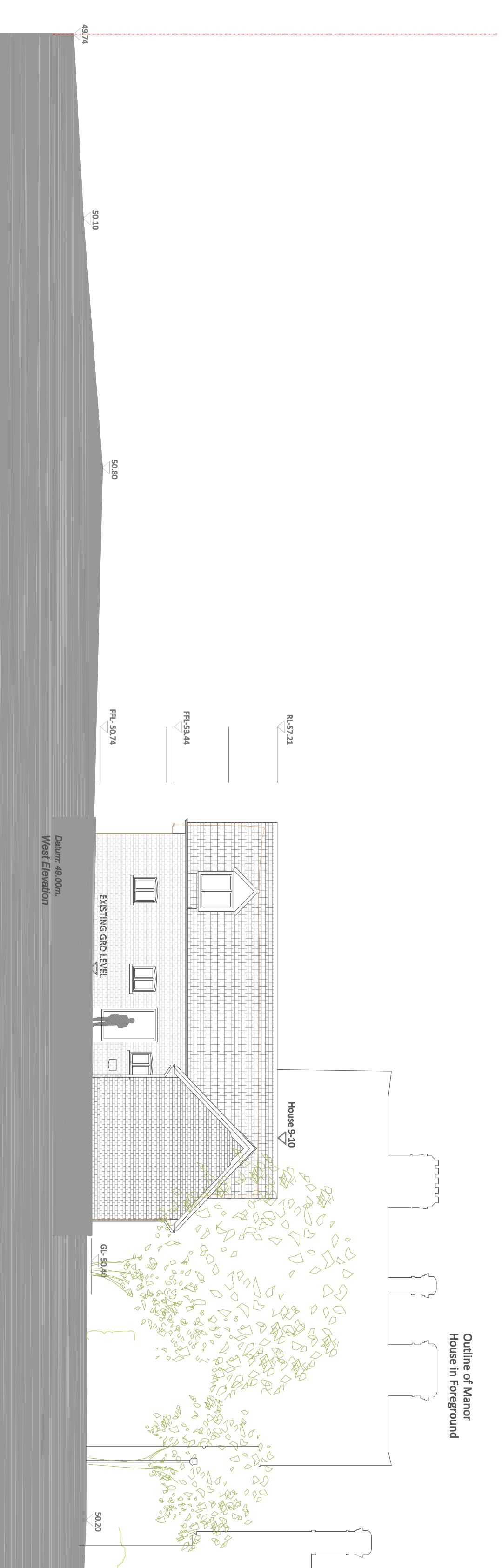
PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION



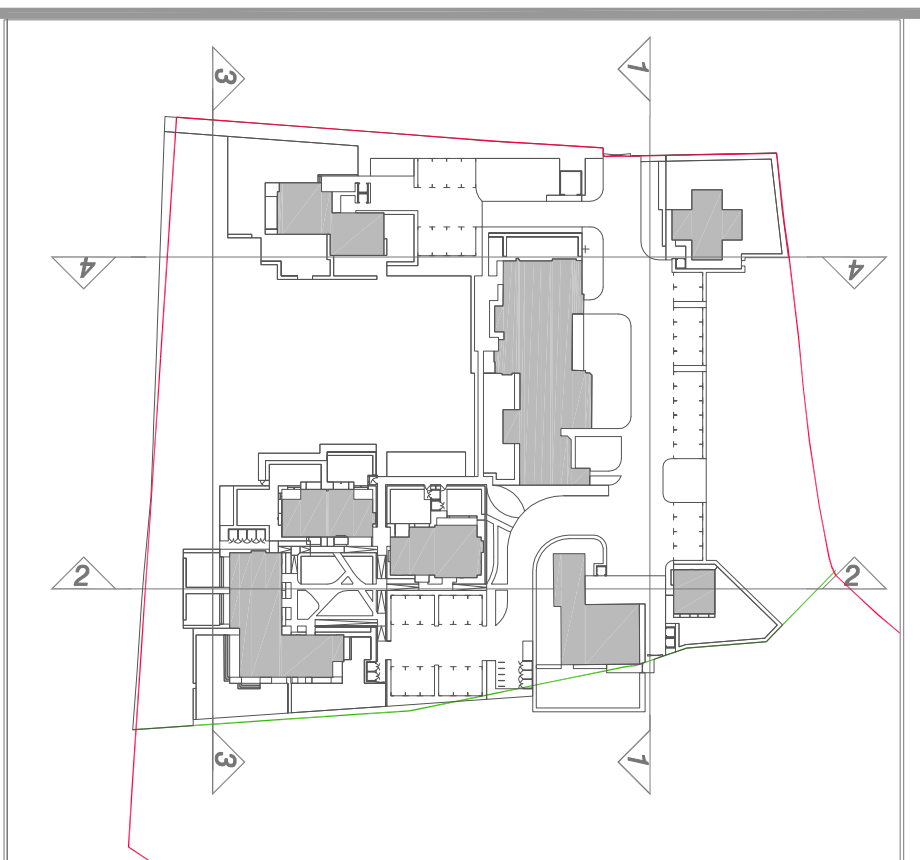
PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION



PROPOSED GRD FLOOR LOCATION PLAN



Scale 0 5m

Notes
 All dimensions to be scaled from this drawing. All dimensions levels services setting out and boundaries to be checked on site and read in conjunction with existing topographical survey by others. Some existing areas inaccessible to survey. Find built threshold levels subject to DDA access requirements. Any discrepancies to be reported to Weeks and Latone Ltd. before execution of relevant works. To date you have not been provided with any planning application alone. It is not intended for use by any other person or for any other purpose. Drawings remain the copyright of Weeks and Latone Ltd and may not be reproduced without written consent or licence.

FOR PLANNING APPROVAL ONLY

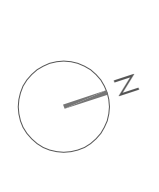
Project:
 Former Oakley YC
 Merstham

Client:
 Surrey County Council

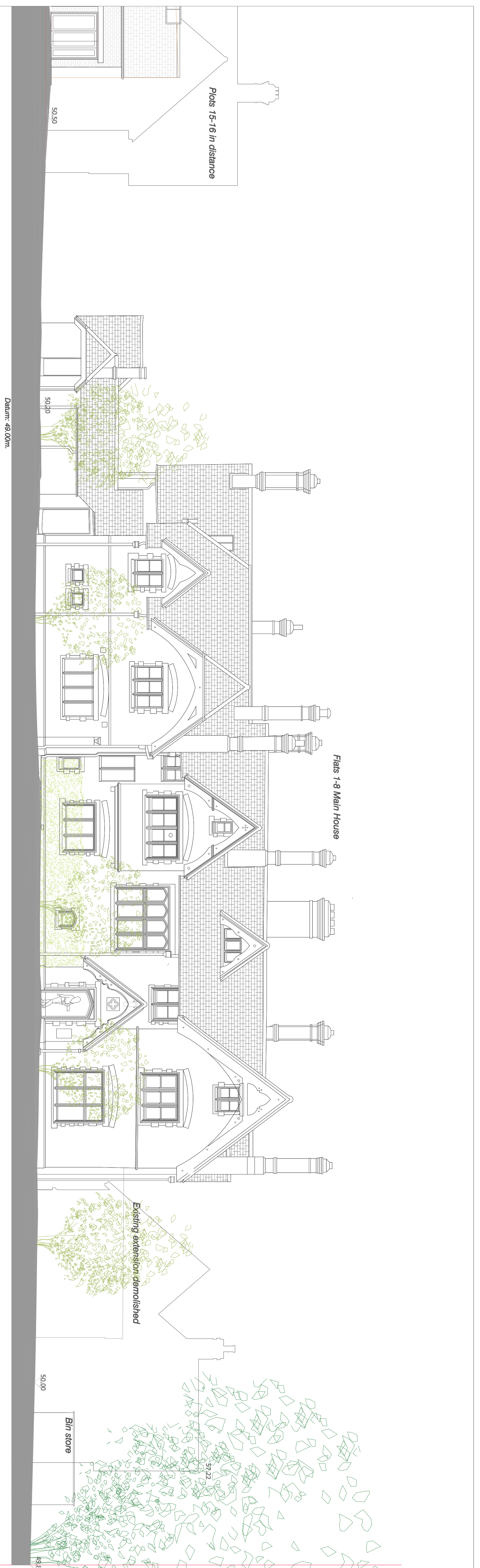
Drawing Title:
 Proposed Elevations Outbuildings
 Plots 9-10

Date: April 2018	Checked:
Drawing No. OK009.3.210.PREL_9-10	Revision. A
Revisions A - 180418	

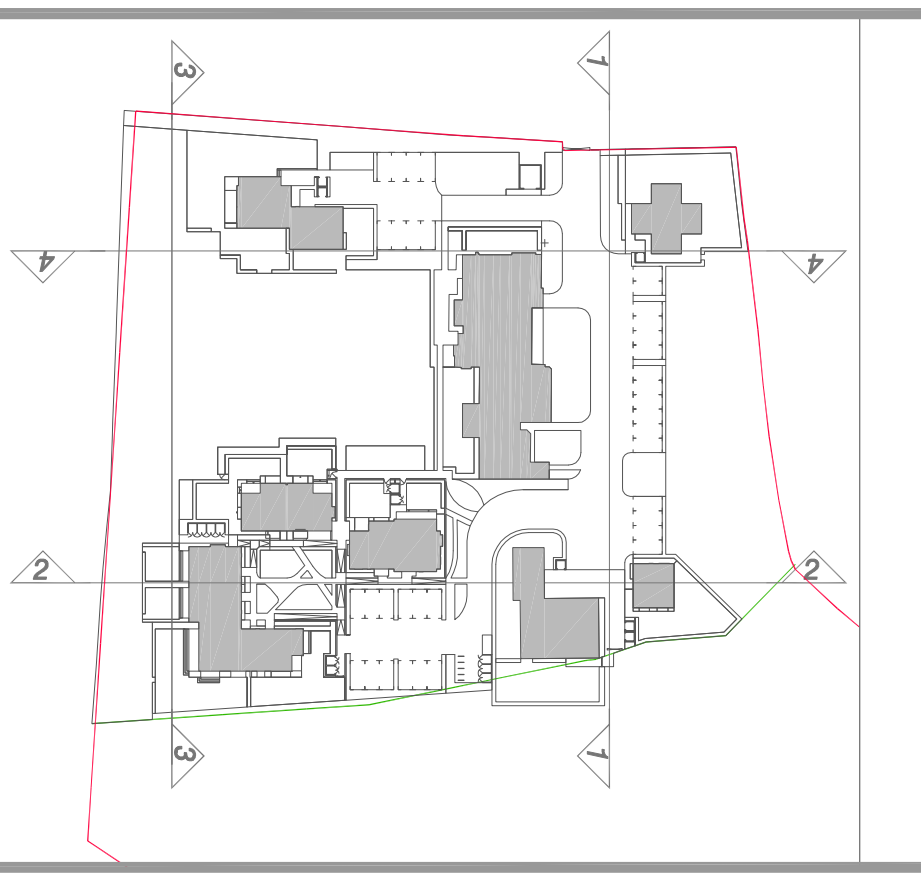
Scale: 1:100 @ A1



W A L L
 WEEKS AND LATONE LTD
 Architecture & Landscape
 1A PEACOCK YARD,
 ELEPHANT & CASTLE,
 LONDON,
 SE17 3JH
 T: 07828318769 / 07906283661 E: contact@weeksandlatone.co.uk



KEY	
	Existing Buildings
	Proposed levels
98.20	Existing levels
98.20	City tiles
	Brickwork
	Facing stone
	Existing Trees
	Proposed Trees
	Existing Vegetation
	Proposed Vegetation



Scale 0 5m

Notes
 All dimensions are to be scaled from this drawing. All dimensions levels, setbacks and boundaries to be checked on site and read in conjunction with existing topographical survey by others, some existing areas inaccessible to survey. Final built threshold levels subject to DDA, access requirements. Any discrepancies to be reported to Weeks and Lafone Ltd, before execution of relevant works. Please refer to current planning and building regulations for the site. This drawing is for the Council's application alone. It is not intended for use by any other person or for any other purpose. Drawings remain the copyright of Weeks and Lafone Ltd and may not be reproduced without written consent or licence.

FOR PLANNING APPROVAL ONLY

Project:
 Former Oakley YC
 Merstham

Client:
 Surrey County Council

Drawing Title:
 Proposed North and East Elevations
 Main House, Plots 1-8

Date: April 2018
Checked:

Drawing No.
 OK009_3.208.PREL_MH
Revision:
 A

Revisions
 A - 130418

Scale: 1:100 @ A1

W A L L
 WEEKS AND LAFONE LTD
 Architecture & Landscape
 1A PEACOCK YARD,
 ELEPHANT & CASTLE,
 LONDON,
 SE17 3AH
 T: 07828318769 / 07906283661 E: contact@weeksandlafone.co.uk

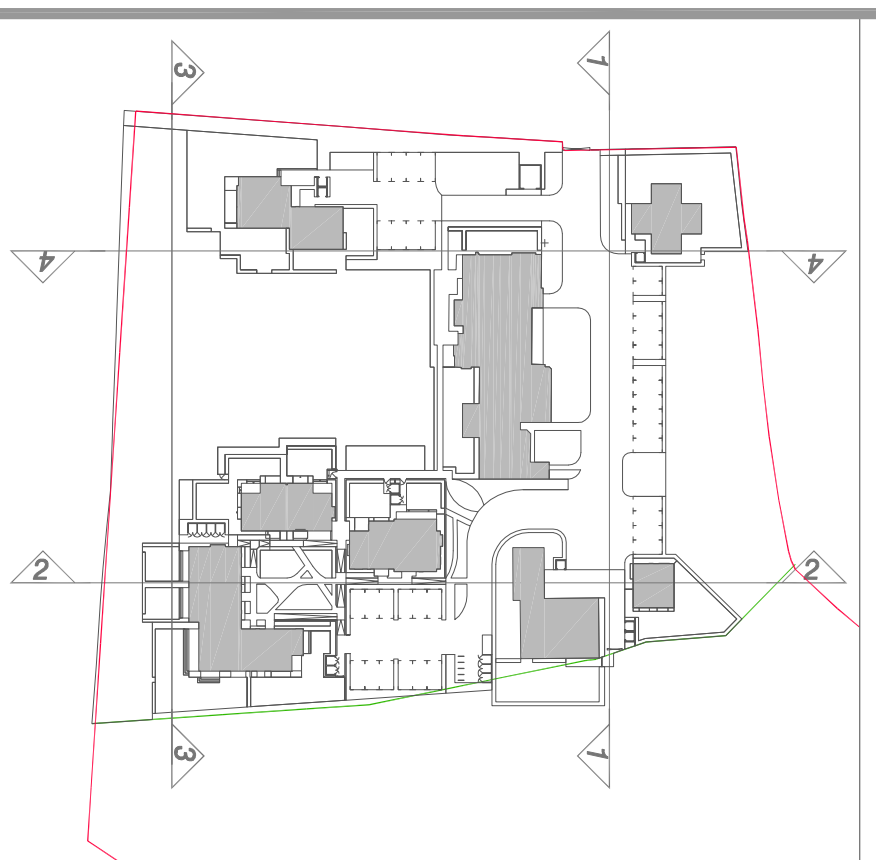


Proposed North Elevation - 1



Proposed East Elevation - 2

KEY			
	Existing Buildings		Existing Trees
	Proposed levels [98.20]		Proposed Trees
	Existing levels 98.20		Existing Vegetation
	Clay tiles		Proposed Vegetation
	Brickwork		
	Facing stone		



Scale: 0 5 10m

NOTES
 All dimensions to be scaled from this drawing. All dimensions levels, services, setting out and boundaries to be checked on site and read in conjunction with existing topographical survey by others, some existing areas inaccessible to survey. Final built threshold levels subject to DDA access requirements. Any discrepancies to be reported to Weeks and Lafone Ltd. before execution of relevant works. Please refer to the contract plan and for the contract terms and conditions. This drawing is for the planning application only. It is not intended for use by any other person or for any other purpose. Drawings remain the copyright of Weeks and Lafone Ltd and may not be reproduced without written consent or licence.

FOR PLANNING APPROVAL ONLY

Project:
 Former Oakley YC
 Merstham

Client:
 Surrey County Council

Drawing Title:
 Proposed Site Elevations 1-2
 North & East

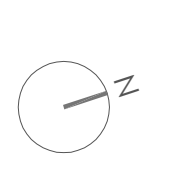
Date: April 2018 **Checked:**

Drawing No. **Revision:**

OK009.3.206.PSEL_1-2 **A**

Revisions
A - 180418

Scale: 1:200 @ A1



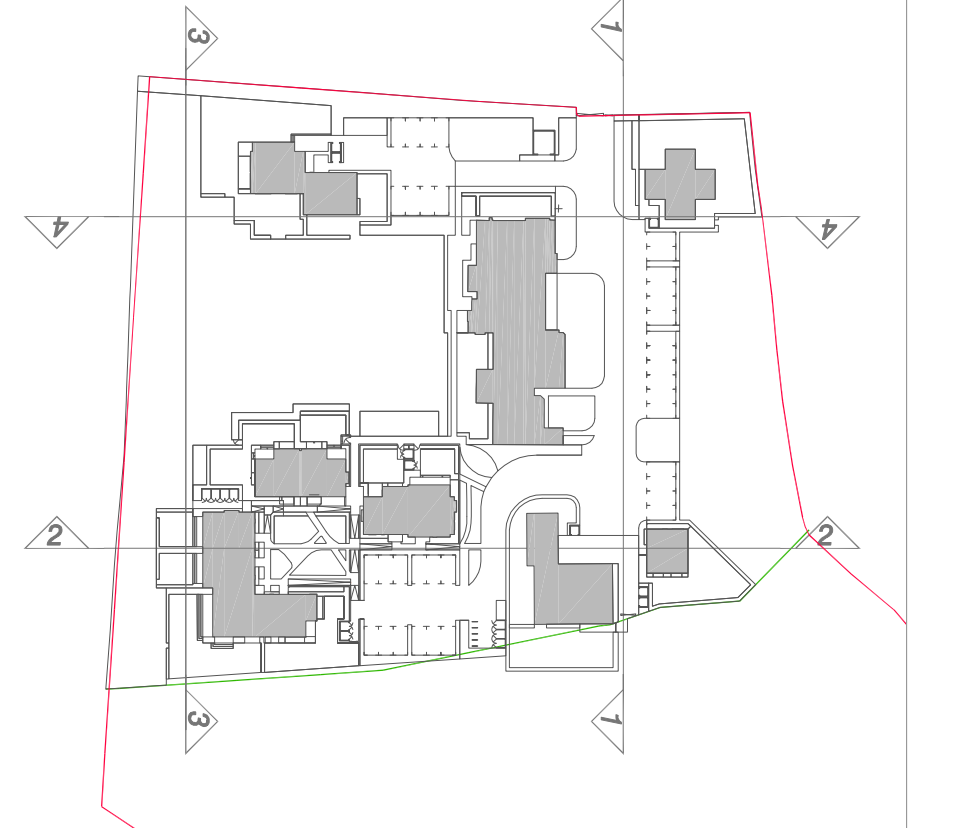
W A L L

WEEKS AND LAFONE LTD
 Architecture & Landscape
 1A PEACOCK YARD,
 ELEPHANT & CASTLE,
 LONDON,
 SE17 3AH

T: 07828318769 / 07906283661 E: contact@weeksandlafone.co.uk



KEY	
	Existing Buildings
	Indicative Boundary
	Line of MGB
	PP GP
	Bin presentation/collection points
	Refuse vehicles indicative route
	Fire truck indicative route
	Existing levels
	Proposed levels
	Existing Trees/PPs
	Proposed planting
	Grass
	Permeable surface



Scale 0 5 10m

NOTES
 1. Dimensions to be scaled from this drawing. All dimensions levels, services, setting out and boundaries to be checked on site and read in conjunction with existing topographical survey by others, some existing areas inaccessible to survey. Final built threshold levels subject to DDA, access requirements. Any discrepancies to be reported to Weeks and Lafone Ltd. before execution of relevant works. Possibility of ground being placed and for the construction of the new year to be taken into account for the construction application alone. It is not intended for use by any other person or for any other purpose. Drawings remain the copyright of Weeks and Lafone Ltd and may not be reproduced without written consent or licence.

FOR PLANNING APPROVAL ONLY

Project:
 Former Oakley YC
 Merstham

Client:
 Surrey County Council

Drawing Title:
 Proposed Plan - Second Floor

Date: April 2018

Drawing No. OK009_3.204_PP_SF

Revisions
 A_180418

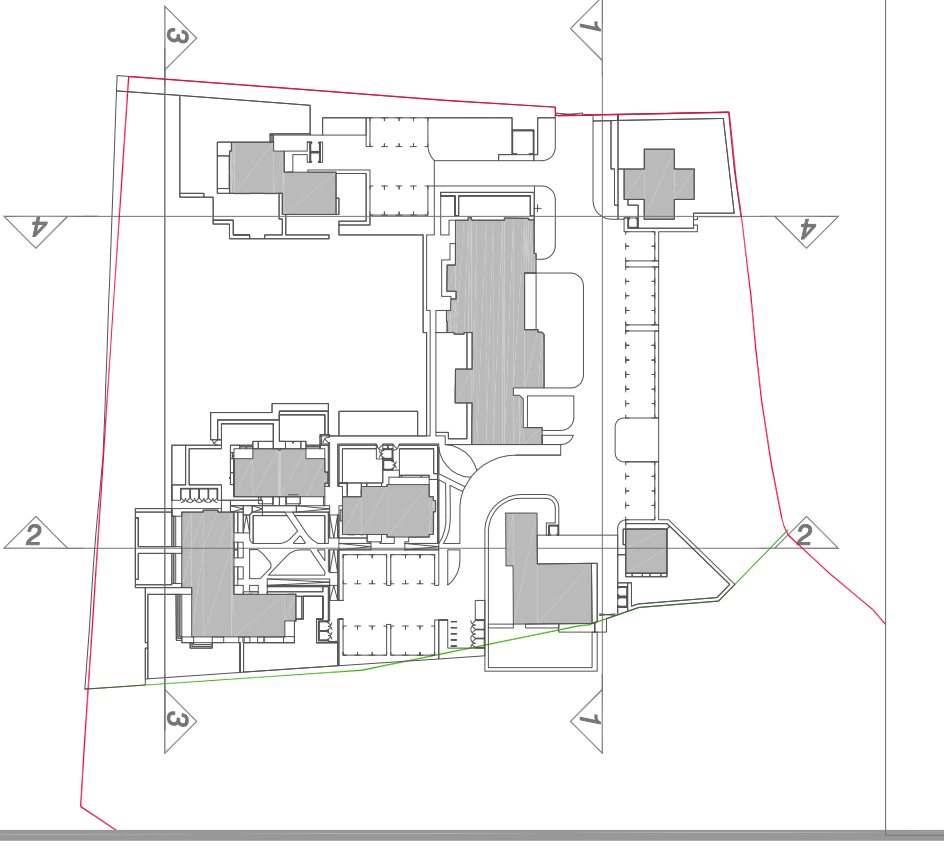
Scale: 1:200 @ A1

W A L L

WEEKS AND LAFONE LTD
 Architecture & Landscape
 1A PEACOCK YARD,
 ELEPHANT & CASTLE,
 LONDON,
 SE17 3JH
 T: 07828318769 / 07900283661 E: contact@weeksandlafone.co.uk



KEY	
	Existing Buildings
	Indicative Boundary
	Line of MGB
	Bin presentation/ collection points
	Refuse vehicles indicative route
	Refuse vehicles indicative route
	Fire truck indicative route
	Existing trees/FFAs
	Proposed planting
	Grass
	Permeable surface
	96.20 Existing levels
	98.20 Proposed level



Scale 0 5 10m

NOTES
 Dimensions to be scaled from this drawing. All dimensions levels services setting out and boundaries to be checked on site and read in conjunction with existing topographical survey by others. Some existing areas inaccessible to survey. Final built threshold levels subject to DDA access requirements. Any discrepancies to be reported to Weeks and Lafone Ltd. before execution of relevant works. Please refer to the current planning application and for the current planning application alone. It is not intended for use by any other person or for any other purpose. Drawings remain the copyright of Weeks and Lafone Ltd and may not be reproduced without written consent or licence.

FOR PLANNING APPROVAL ONLY

Project:
 Former Oakley YC
 Merstham

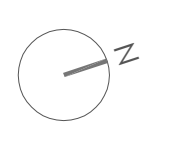
Client:
 Surrey County Council

Drawing Title:
 Proposed Plan - Grid Floor

Date: April 2018
 Drawing No. Checked:
 Revision.

Revisions
 OK009_3.202_PPL_GF
 A.180418
 A

Scale: 1:200 @ A1



W A L L
 WEEKS AND LAFONE LTD
 Architecture & Landscape
 1A PEACOCK YARD,
 ELEPHANT & CASTLE,
 LONDON,
 SE17 2JH
 T: 07828318769 / 07906283661 E: contact@weeksandlafone.co.uk