

COMMITTEE AGENDA REFERENCE: 5E

APPLICATION REF:	RU.23/0253
LOCATION	118 Guildford Street, Chertsey, Surrey, KT16 9AH
PROPOSAL	Erection of an additional floor and internal renovations to provide 5no.x2 bedroom flats and rear balconies and retaining a commercial space of 66 sqm on the ground floor, following the demolition of the first floor and parapet portion of rear wall
TYPE	Listed Building Consent
EXPIRY DATE	04/10/2023
WARD	Chertsey St Anns
CASE OFFICER	Katherine Appleby
REASON FOR COMMITTEE DETERMINATION	Net increase of 5 residential units
<i>If you have questions about this report please contact Ashley Smith, Victoria Gibson or the case officer.</i>	

1. SUMMARY OF RECOMMENDATION

NB. THIS ITEM SHOULD BE READ IN CONJUNCTION WITH THE REPORT ON RU.23/0251 WHICH IS ON THIS AGENDA

SUMMARY OF RECOMMENDATION: Grant with conditions

It is recommended the Planning Committee authorises the HoP:	
1.	Grant Consent - subject to conditions

2. DETAILS OF THE SITE AND ITS SURROUNDINGS

- 2.1 This application relates to the former Halifax Bank located on Guildford Street, Chertsey. The two storey high building is Grade II Listed and is also sited within the Urban Area, Area of High Archaeological Potential, Chertsey Conservation area, Primary Shopping Area and within the Dry Island of Chertsey. There is an enclosed rear car parking area in White Hart Row which is accessed off Heriot Road.

3. APPLICATION DETAILS

- 3.1 Listed building Consent is required for the works necessary to facilitate its conversion into 5 flats. This includes a number of remedial works, internal works and works to the roof. Such works are detailed in the submitted Heritage Statement, Building Condition Report, Demolition Plans and Elevations and Remedial Works Schedule and the full planning application report RU.23/0251 also on this agenda.

4. RELEVANT PLANNING HISTORY

- 4.1 The following history is considered relevant to this application:

Reference	Details
RU.79/0791	Change of use of shop to Building Society Office on the ground floor with Class II offices on the first floor with two-storey rear extension. Grant Consent -19/12/1979
RU.79/0859	Listed Building Consent for the change of use of shop to Building Society Office on ground floor with Class II offices on first floor with 2-storey rear extension. Grant Consent - 29/11/1979
RU.21/1421	Removal of external signage and an external ATM – Approved -18/10/21
RU.21/1422	Listed Building Consent for the removal of external signage and an external ATM – Approved – 18/10/21
RU.23/0251	Erection of an additional floor and internal renovations to provide 5no.x2 bedroom flats and rear balconies and retaining a commercial space of 66 sqm on the ground floor, following the demolition of the first floor and parapet portion of rear wall – Full Planning Permission – To be determined on this agenda

5 SUMMARY OF MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

- 5.1 Planning (Listed Buildings and Conservation Area) Act 1990
- 5.2 National Planning Policy Framework and Guidance. The Runnymede 2030 Local Plan was adopted on 16 July 2020 and the policies have to be read as a whole. Any specific key policies will be referred to in the planning considerations.
- 5.3 SPDs which might be a material consideration in determination:
Runnymede Design SPD (July 2021)

6. CONSULTATIONS CARRIED OUT

Consultee response

Consultee	Comments
RBC Conservation Officer	No objection.

Representations and comments from interested parties

- 6.2 15 Neighbouring properties were consulted in addition to being advertised on the Council's website and a site notice put up and one letter of representation has been received, the details of which and response to is made in RU.23/0251 on this agenda.

7. PLANNING CONSIDERATIONS

- 7.1 This is an application for Listed Building Consent for the works to the listed building. Accordingly, the only consideration for this application is the impact on the heritage asset.
- 7.2 Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the statutory requirement to have special regard to the desirability of preserving listed buildings, their settings and any features of special interest.
- 7.3 Policy EE3: Strategic Heritage Policy of the Local Plan states that development that affects Runnymede's heritage assets should be designed to protect, conserve and enhance the significance and value of these assets and their settings. The policy further sets out that the sympathetic and creative reuse and adaptation of heritage assets which provide a sustainable future for a heritage asset will be encouraged, where the proposed new use is consistent with conservation of the asset. The delivery of enabling development within the setting of heritage assets which make a positive contribution to, or better reveal the significance of the heritage assets will be encouraged.
- 7.4 In addition, the policy is clear that the Council will seek to facilitate the bringing back into appropriate use of any vacant heritage assets (listed buildings and buildings in conservation areas), in order to minimise future risks to the significance of the building.
- 7.5 As well as seeking to preserve and enhance Listed Buildings, Policy EE4: Listed Buildings of the Local Plan sets out that the change of use of part, or the whole, of a Listed Building will be supported provided that its setting, character and features of special architectural or historic interest would be preserved and/or enhanced. Consideration will be given to the long-term preservation that might be secured through a more viable use.
- 7.6 The NPPF (2021) sets out that in determining applications, local planning authorities should take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.
- 7.7 The NPPF further states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 7.8 A Heritage Statement, Building Condition Report, Demolition Plans and Elevations and Remedial Works Schedule have been submitted in support of this application. The proposed development would predominantly involve internal and external alterations to already modern parts of the building as well as works to the roof. As set out in the supporting planning application, (RU.23/0251) the existing building has been vacant for some time and a viable use needs to be found for the building, to prevent this process of deterioration and to reverse the damage that has been done. The committee report for this planning application accepts that a residential redevelopment would be appropriate. The Councils Heritage Adviser has reviewed the scheme and has commented that the Heritage Statement demonstrates that the rear elevation is not of the same special interest as the principal façade and considers that the submitted schedule of remedial works is a very sensible, conservation-led approach which would preserve and enhance the special interest and significance of the heritage asset, and the ability to appreciate that significance and the works would undoubtedly result in heritage benefits in accordance with Policy EE4. Accordingly, the proposed new use is¹15

consistent with conservation of the asset.

The proposed works would therefore preserve and enhance the Listed Building, consistent with the requirements of the above legislation and is supported within the above policy context and in compliance with Policies EE4 and EE5.

8. EQUALITY AND HUMAN RIGHTS CONSIDERATIONS

- 8.1 Consideration has been given to Articles 1 and 8 of the First Protocol of the European Convention on Human Rights. It is not considered that the decision would result in a violation of any person's rights under the Convention.

Consideration has been given to s149 of the Equality Act 2010 (as amended), which has imposed a public sector equality duty that requires a public authority in the exercise of its functions to have due regard to the need to:

- (a) Eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act
- (b) Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it
- (c) Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

It is considered that the decision would have regard to this duty.

9. CONCLUSIONS

- 9.1 The development is considered to preserve and enhances the Listed Building and accordingly is recommended for approval. The development has been assessed against the following key Development Plan policies –policy EE4 of the Runnymede 2030 Local Plan, the policies of the NPPF, guidance in the PPG, and other material considerations including the Listed Building Act and any third-party representations. The decision has been taken in compliance with the requirement of the NPPF to foster the delivery of sustainable development in a positive and proactive manner.

10. FORMAL OFFICER RECOMMENDATION

The HoP be authorised to grant listed building consent subject to the subject to the following conditions:

- 1 The development for which consent is hereby granted must be commenced not later than the expiration of three years beginning with the date of this consent.

Reason: To accord with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

- 2 List of approved plans

The development hereby permitted shall not be carried out except in complete accordance with the following approved plans:

6117-001, 6117-002, 6117-004 Rev D, 6117-005 Rev B, 6117-008 and 6117-009.

Reason: To protect the heritage assets and to ensure an acceptable scheme and to comply

with Policy EE1 of the Runnymede 2030 Local Plan and guidance in the NPPF

3 Materials

Prior to their first use on site a schedule of all external finish materials including wall and roof materials, lintels, fascias, and rainwater goods, including finish colour, shall be submitted to and agreed in writing by the Local Planning Authority. Works shall be implemented in accordance with the approved materials and details specified and shall be permanently maintained as such.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity of the Grade II Listed Building and to comply with Policies EE1, EE4 and EE5 of the Runnymede 2030 Local Plan and guidance within the NPPF.

4 Window Details

Prior to installation, a schedule of drawings that show details of proposed windows and doors in section and elevation at scales between 1:20 and 1:1 as appropriate, showing details of glazing type, framing, glazing bars, cills, ironmongery, and finish colour shall be submitted to and approved in writing by the Local Planning Authority. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity of the Grade II Listed Building and to comply with Policies EE1, EE4 and EE5 of the Runnymede 2030 Local Plan and guidance within the NPPF.

Informative:

1 Summary of Reasons to Grant Consent

The decision has been taken in compliance with the requirement in the NPPF to foster the delivery of sustainable development in a positive and proactive manner.