

2014/0985

Reg Date 30/10/2014

Chobham

**LOCATION:** PARADISE FARM, 77 MINCING LANE, CHOBHAM, WOKING, GU24 8RT  
**PROPOSAL:** Listed Building Consent for the erection of a first floor side extension to dwelling and associated alterations.  
**TYPE:** Listed Building Consent (Alter/Extend)  
**APPLICANT:** Mr & Mrs Edward Horswell  
**OFFICER:** Ross Cahalane

**RECOMMENDATION: GRANT subject to conditions**

## 1.0 SUMMARY

- 1.1 This application proposes the erection of a first floor side extension and associated alterations to the farmhouse at Paradise Farm, a Grade II Listed building. The corresponding planning application (SU/2014/0984) is being reported elsewhere on this agenda.
- 1.2 This report concludes that the proposed development would respect the character of the Grade II Listed Building and openness of the Green Belt and would not adversely affect neighbouring residential amenity or parking and highway safety.

## 2.0 SITE DESCRIPTION

- 2.1 The application site falls within the Green Belt and is sited on Mincing Lane Chobham. The application property is a Grade II Listed 16th Century detached farm house sited within a fairly large residential curtilage surrounded by woodland.
- 2.2 In the last 50 years the farm house has been extended to the rear (west) and to the north with both single and double storey additions, and a single storey conservatory extension approved by July 2013 Planning Committee under application SU/2013/0310.

## 3.0 RELEVANT HISTORY

- 3.1 SU/2013/0310 Erection of a single storey side conservatory following demolition of existing conservatory  
Decision: Granted (03/07/2013) - implemented
- 3.2 SU/2013/0311 Listed Building Consent for the erection of a single storey side conservatory following demolition of existing conservatory  
Decision: Granted (03/07/2013)
- 3.3 SU/1998/0464 Listed Building Consent for the erection of a porch.  
Decision: Granted (12/08/1998) – implemented

- 3.4 SU/1991/0028 Erection of a first floor side extension.  
Decision: Granted (05/03/1991) – implemented
- 3.5 BGR 5999 Construction of new cloaks, utility room and extension to sitting room  
Decision: Granted (23/10/1967) – implemented
- 3.6 BGR 3250 Addition of porch, playroom and two bedrooms  
Decision: Granted (22/12/1960) – implemented

#### **4.0 THE PROPOSAL**

- 4.1 This application proposes the erection of a first floor side extension and associated alterations to provide a bedroom extension with ensuite to the farmhouse at Paradise Farm, a Grade II Listed building. The proposal would consist of a pitched roof hipped at the flank, and would have a length of 4.3m, width of 3.8m, eaves height of approx. 4m and maximum ridge height of approx. 5.9m.

#### **5.0 CONSULTATION RESPONSES**

- 5.1 County Highway Authority No objection
- 5.2 Council Heritage and Conservation Officer No objection (please see Paragraph 7.2.2 for comments)
- 5.3 Chobham Parish Council No objection

#### **6.0 REPRESENTATION**

- 6.1 At the time of preparation of this report one general letter of support has been received. Any representations subsequently received will be orally reported to the committee.

#### **7.0 PLANNING CONSIDERATION**

- 7.1 This Listed Building Consent application is considered against the principles contained within Policy DM17 (Heritage) of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

##### **7.2 The impact of the proposal upon the Listed Building**

- 7.2.1 Policy DM17 (Heritage) states that development which affects any Heritage Asset (including a Listed Building) should first establish and take into account its individual significance, and seek to promote the conservation and enhancement of the asset, such as a conservation area, and its setting.

- 7.2.2 The following comments have been received from the Council's Heritage and Conservation Officer in relation to the impact of the proposed development upon the character of the surrounding area:

*I have discussed the principle and details of the proposal with the architect and am satisfied the special interest of the listed building will be preserved. The existing single storey extension with the crown pitch roof is not an attractive addition. Building a first floor above will create more mass but will allow the roof to better integrate with the existing roof form. The extension will obscure the gable of the historic wing but I am happy this is not so significant to harm the special interest of the building. The proportions and detailing of the extension do replicate the existing form and I am satisfied no specific conditions are required in this case other than the proposal to be built in accordance with the submitted drawings and that rain water goods are in cast iron or cast aluminium.*

- 7.3.4 It is noted that specific design features and conservation style external materials have been incorporated in an attempt to respect the original features of the Listed Building. Whilst the Council's Heritage and Conservation Officer has expressed some concerns in respect of the proposal's relationship with the historic wing, it is not considered that the proposed first floor side extension would be of such harm to the historic fabric or overall special character of the Listed Building as to warrant the refusal of this application. As such, it is considered that the proposed development would comply with the principles as identified within the National Planning Policy Framework and Policy DM17 Heritage of the Surrey Heath Core Strategy and Development Management Policies 2012.

## **8.0 ARTICLE 2(3) DEVELOPMENT MANAGEMENT PROCEDURE (AMENDMENT) ORDER 2012 WORKING IN A POSITIVE/PROACTIVE MANNER**

- 8.1 In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 186-187 of the NPPF. This included:

- a) Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
- b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered.
- c) Have proactively communicated with the applicant through the process to advise of progress, timescale or recommendation.

## **9.0 CONCLUSION**

- 9.1 This report concludes that the proposed development would not have a detrimental impact upon the historic fabric of the Grade II Listed Building or its setting, and it is therefore considered that the proposed development would comply with the principles as identified within Policy DM17 Heritage of the Surrey Heath Core Strategy and Development Management Policies 2012 and Part 12 of the National Planning Policy Framework.

## 10.0 RECOMMENDATION

GRANT Listed Building Consent subject to the following conditions:-

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

Reason: To prevent an accumulation of unimplemented planning permissions and in accordance with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. The proposed development shall be built in accordance with the following approved plans:

Drawing numbers: 0127 112; 0127 102 (Rev A); 0127 104 (Rev A); 0127 106 (Rev A); 0127 108 (Rev A) - received 30/10/2014,

unless the prior written approval has been obtained from the Local Planning Authority.

Reason: For the avoidance of doubt and in the interest of proper planning and as advised in ID.17a of the Planning Practice Guidance.

3. The building works, hereby approved, shall be constructed in external fascia materials; brick, tile, bonding and pointing, to match those of the existing building. Any rain water goods shall be constructed using cast iron or aluminium external materials.

Reason: In the interests of the visual amenities of the area and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

### Informative(s)

1. Decision Notice to be kept DS1
2. Building Regs consent req'd DF5