

LOCATION: 57 HIGH STREET, CHOBHAM, WOKING, GU24 8AF
PROPOSAL: Listed Building Consent application for internal alterations including addition of a staircase and removal of kitchen and toilet to facilitate a change of use from Office (B1) to Retail (A1) considered under full application 14/0978.
TYPE: Listed Building Consent (Alter/Extend)
APPLICANT: Mrs Melita Tomkins
Melita of Chobham
OFFICER: Aneta Mantio

RECOMMENDATION: GRANT subject to conditions

1.0 SUMMARY

- 1.1 The application seeks Listed Building Consent for internal alterations to a Grade II Listed commercial property associated with the proposed change of use of the first floor from office to retail, considered separately under full application ref. SU/14/0978. As this application is for Listed Building Consent, the only material consideration in assessing it is the impact of the development on the significance of this designated heritage asset.
- 1.2 The report concludes that the proposed internal works would respect the special character of the Grade II listed building and therefore Listed Building Consent should be granted subject to the conditions set out below.

2.0 SITE DESCRIPTION

- 2.1 The application site is located to the west side of High Street in Chobham and comprises of one of three terraced two-storey Grade II Listed, 16th century buildings. The property is in a commercial use with the ground floor being in retail (A1) use and the first floor in an office (B1a) use. The whole site lies within the designation of Chobham Conservation Area, within the settlement of Chobham village that is washed over by the Metropolitan Green Belt.

3.0 RELEVANT HISTORY

- 3.1 The property has been altered on numerous occasions since built, however none of the applications directly relate to the current proposal. Full application ref. SU/14/0978 for a change of use from Office (B1) to Retail (A1) is currently under consideration and appears elsewhere on the agenda.

4.0 THE PROPOSAL

- 4.1 The application seeks Listed Building Consent for internal alterations including addition of a staircase and removal of a kitchen and a toilet to facilitate a change of use.

5.0 CONSULTATION RESPONSES

- 5.1 Heritage & Conservation Officer Raise no objection.
- 5.2 Chobham Parish Council No response at the time of preparation of this report.

6.0 REPRESENTATION

- 6.1 At the time of the preparation of this report no representations have been received.

7.0 PLANNING CONSIDERATION

- 7.1 The application seeks Listed Building Consent for internal alterations to a Grade II Listed Building. The only material consideration in the assessment of this application is the impact of the development on the significance of the designated heritage asset. The National Planning Policy Framework 2012 (NPPF) and Policy DM17 of the Surrey Heath Core Strategy and Development Management Policies 2012 are relevant to the determination of this application.
- 7.2 The NPPF seeks to conserve and enhance the historic environment. It encourages the local planning authorities to identify and assess the particular significance of any heritage asset that may be affected by a proposal. When considering the impact of the proposal on a heritage asset, the LPA should avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal. Great weight should be given to the asset's conservation. Policy DM17 (Heritage) seeks to establish and take into account the individual significance of any heritage asset and to promote its conservation and enhancement; and of its setting.
- 7.3 The proposal is to re-establish the original rear wall of the building with a small area of the office to be turned into retail area, both at the first floor level. This original first floor area had become office space when the building was redeveloped in the 1980s. The existing first floor kitchen and toilet would also be utilised and the existing ground floor kitchen, toilet and store would be turned into a sales area. Stairs would be incorporated to provide access to the first floor.
- 7.4 The proposed works would be undertaken to or contained within the more modern parts of the building, with the demolition of the modern partition and the staircase cutting through a later floor. The historic fabric would not be harmed by the proposal.
- 7.5 Having regard to the above, it is considered that the proposal would not harm the special interest of the listed building and subject to conditions the Listed Building Consent should be granted.

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.

9.0 CONCLUSION

- 9.1 The proposal would respect the special character of this Grade II listed building and it is considered that subject to conditions, the Listed Building Consent should be granted.

10.0 RECOMMENDATION

GRANT Listed Building Consent subject to the following conditions:-

1. The development for which Listed Building Consent is hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with Section 18(1) (a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 52(4) of the Planning and Compulsory Purchase Act 2004.

2. The proposed development shall be undertaken in strict accordance with the following approved plans: Location Plan, P1, P2, P3, P4 and P5, all received on 18/11/2014, unless the prior written approval has been obtained from the Local Planning Authority.

Reason: For the avoidance of doubt and in the interest of preservation the significance of the Listed Building and to accord with Policy DM17 of the Core Strategy and Development Management Policies 2012 and the NPPF 2012.