

LOCATION:	Library Chambers, 63 High Street, Bagshot, Surrey, GU19 5AH,
PROPOSAL:	Construction of detached 2 bed dwelling to rear of site following demolition of post 1935 single storey rear building.
TYPE:	Listed Building Consent (Alter/Extend)
APPLICANT:	Mr Keith Rann
OFFICER:	Melissa Turney

This application has been reported to Planning Application Committee because the site is owned by the Council. This report should be read in conjunction with planning application 23/0220/FFU reported on this agenda.

RECOMMENDATION: GRANT, subject to conditions

1.0 SUMMARY

- 1.1 This application relates to the demolition of a building to the rear of the site and the erection of a detached 2 bed dwelling with off street parking and amenity area.
- 1.2 The proposed works would be considered acceptable and as a result would preserve and enhance the protected heritage asset without undue harm.
- 1.3 The application is recommended for approval subject to conditions

2.0 SITE DESCRIPTION

- 2.1 The application site Bagshot Library, relates to a two-storey, end of terrace building situated on the northern side of Bagshot High Street, within the settlement area of Bagshot.
- 2.2 The building dates to the early 19th century and is characterised by its red brick façade and plain tiled roof with three timber sash windows found at first floor level. The building is currently occupied as a library at ground floor level, whilst the upper floor has a separate office use and is currently vacant. To the rear of the site is single storey post 1935 building.
- 2.3 The site falls within the Bagshot Village Conservation Area, which contains a total of four Grade II Nationally Listed Buildings (including the application site) and one Grade II* Listed Building, together with a number of Locally Listed Buildings. The buildings in the surrounding area largely date back to the 19th or early 20th century, which are of a domestic scale and have a mixed character of Georgian, Victorian and Edwardian architectural context.

3.0 RELEVANT HISTORY

- 3.1 23/0220/FFU Erection of a detached 2 bed dwelling with associated parking and amenity area to rear of site following demolition of single storey rear building. *This application is being reported elsewhere on this agenda.*

- 3.2 22/0490/LLB Refurbishment to all internal parts of windows at first-floor level including casements and sash, boiler room window and door. Internal alterations to upgrade existing fire doors with intumescent strips, and raising floor level of ground floor W/Cs and door openings (amended description). – Granted

4.0 THE PROPOSAL

- 4.1 Listed Building Consent is sought for the construction of a detached 2 bed dwelling to the rear of site following demolition of post 1935 single storey rear building. The details of this proposal are summarised within section 4 of planning application 23/0220/FFU reported elsewhere of this agenda.

5.0 CONSULTATION RESPONSES

- 5.1 Council's Heritage No objection subject to condition
Consultant
- 5.2 Windlesham No objection, but the committee wanted to highlight that the building is
Parish Council in a conservation area and therefore the layout, density and finishing
materials of the building design need to be considered.

6.0 REPRESENTATION

- 6.1 A total of 38 individual letters were sent to surrounding properties on 8th February 2023. A Site Notice was posted on 9th March 2023 and advertised in the local press on 8th and 10th March 2023. At the time of preparation of this report no letters of representation have been received.

7.0 PLANNING CONSIDERATION

- 7.1 The application building is Grade II Listed and, in this case, consideration is given to the National Planning Policy Framework 2021 (NPPF) and Policies DM9 and DM17 of the Surrey Heath Core Strategy and Development Management Policies Document 2012 (CSDMP). The main issue to consider with this application is the impact on the character and appearance of the listed building, including its setting.

7.2 Impact on the character and appearance of the Listed Building and its setting

- 7.2.1 Section 16 of the NPPF sets out the importance of conserving and enhancing the historic environment. Paragraph 199 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. Paragraph 200 states that clear and convincing justification is required for works which harm a heritage asset. Paragraph 201 states that substantial public benefits should outweigh any substantial harm to heritage assets, and paragraph 202 states that where less than substantial harm will arise, this should be weighed against the public benefits of the proposal.
- 7.2.2 Policy DM9 of the CSDMP states that development should respect and enhance the character of the local environment and be appropriate in scale, materials, massing, bulk and density. Policy DM17 of the Surrey Heath Core Strategy and Development

Management Policies Document (CSDMP) 2012 states that development which affects any heritage asset should first establish and take into account its individual significance and seek to promote the conservation and enhancement of the asset and its setting.

- 7.2.3 The Council's Heritage Consultant has undertaken an assessment of the proposal. The proposed removal of the existing single storey building is of limited architectural merit. The submitted Heritage Statement concludes that the demolition of the single storey extension would have very limited impact on the significance of the Grade II Listed Building. The Council's Heritage Consultant has reviewed the proposal and supports this view. The building does not make any positive contribution to the setting of the listed building the Bagshot Village Conservation Area. As such there is no objection to the removal.
- 7.2.4 The proposed built form would be a reduction to the existing situation, creating more space around the listed building. The proposed changes would not have impact on the High Street frontage and would enhance the views towards the rear of the site. The building would be positioned to obscure a large flank wall to the east..
- 7.2.5 The Heritage Consultant has suggested conditions for the materials and reinstatement of the rear wall of the Listed Building, which will be undertaken in brickwork, bond and mortar colour to match the existing building. These details can be secured by condition.
- 7.2.6 Therefore, giving weight to, and taking account of the Heritage Consultant's comments, it is considered that the proposed works would not cause substantial harm to the appearance nor the setting of the listed building and would not harm its protected significance.
- 7.2.7 The proposed works would therefore satisfy the objectives of Section 16 of the NPPF 2021 and Policies DM9 and DM17 of the Surrey Heath Core Strategy and Development Management Policies Document (CSDMP) 2012.

8.0 PUBLIC SECTOR EQUALITY DUTY

- 8.1 Under the Equalities Act 2010 the Council must have due regard to the need to eliminate discrimination, harassment or victimisation of persons by reason of age, disability, pregnancy, race, religion, sex and sexual orientation. This planning application has been processed and assessed with due regard to the Public Sector Equality Duty. The proposal is not considered to conflict with this duty.

9.0 CONCLUSION

- 9.1 The proposed works would be considered acceptable and as a result would preserve and enhance the protected heritage asset. The proposed application would therefore accord with Policies DM9 and DM17 of the adopted Surrey Heath Core Strategy and Development Management Policies Document (CSDMP) 2012.

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 one year 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 built in accordance with the following approved plans:

L.301 Received 24.02.2023
P.301 Received 24.02.2023
P.304 Received 24.02.2023
P.305 Received 24.02.2023
P.306 Received 24.02.2023
P.307 Received 24.02.2023
P.308 Received 24.02.2023
P.309 Received 24.02.2023

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. Notwithstanding any indication in the submitted plans, no external materials shall be used on or in the development hereby approved until a detailed material schedule and samples of them have been submitted to and approved in writing by the Local Planning Authority. Once approved, the development shall be carried out using only the agreed materials.

Reason: In the interests of visual amenities of the area and to ensure that the materials are sympathetic to and compatible with the adjoining listed building having regard to Policies DM9 and DM17 of the Surrey Heath Core Strategy and Development Management Policies 2012.

Informative(s)

1. The proposal has been granted a one year permission to align with the full planning permission of application 23/0220/FFU. Following an Executive resolution which came into effect on 1 August 2019, due to the currently limited capacity available for public SANGs in parts of the Borough, applications for development which reduce SANG capacity, as in the case of this application will be valid for one year (rather than three years).