

**LOCATION:** CADET TRAINING CENTRE FRIMLEY PARK, FRIMLEY ROAD, FRIMLEY, CAMBERLEY, GU16 7HD

**PROPOSAL:** Listed Building Consent for the demolition of the Quartermaster's (QM) block and adjacent outbuildings. Conversion of part of the Admin block to re-house the QM department. New build block to provide kitchen/dining hall, multifunctional space and 6No bedrooms. Remedial work to the external facade of the Grade II listed mansion and conversion of redundant kitchen area to other uses.

**TYPE:** Listed Building Consent (Alter/Extend)

**APPLICANT:** Mr Belcher  
SERFCA

**OFFICER:** Mr N Praine

**This application would normally be determined under the Council's Scheme of Delegation, however, it is being reported to the Planning Applications Committee at the request of Councillor E Hawkins.**

**RECOMMENDATION: GRANT subject to conditions**

## **1.0 SUMMARY**

- 1.1 This application seeks Listed Building Consent for the part demolition of existing buildings and the erection of a new building to provide improved facilities at this Ministry of Defence (MoD) site. Officers conclude that the proposals would not harm the character of the Grade II Listed Building and the application is therefore recommended for approval.

## **2.0 SITE DESCRIPTION**

- 2.1 The Cadet Training Centre, Frimley Park Mansion lies to the north eastern side of the Frimley Road. The building is a Regular Army Unit for various military and civilian personnel attending residential courses, conferences and meetings. The Frimley Park mansion was built approximately in the mid-18th Century. In 1949 the estate was sold to the War Department and became the Women's Royal Army Corps (WRAC) Staff College. In 1959 Frimley Park became the Cadet Training Centre. The northern half of the Park has since been developed into Frimley Park Hospital. The remainder of the site has been retained as an Army Cadet Training Centre, owned by the Ministry of Defence.
- 2.2 The building is Grade II listed and its gardens and land are registered as a Historic Park and Gardens by English Heritage for its special historic interest as early 20th century formal gardens accompanying a country house, surrounded by 19th century pleasure grounds and parkland.

### **3.0 RELEVANT HISTORY**

- 3.1 SU/15/0182 - Erection of a single storey security building with associated parking  
*Granted 30/04/15.*
- 3.2 SU/16/0836 - Demolition of the Quartermaster's (QM) block and adjacent outbuildings. Conversion of part of the Admin block to re-house the QM department. New build block to provide kitchen/dining hall, multifunctional space and 6No bedrooms. Remedial work to the external facade of the Grade II listed mansion and conversion of redundant kitchen area to other uses – *This proposal is considered elsewhere on this agenda.*
- 3.3 SU/16/0693 - Erection of a 3.4 metre security perimeter fence, single storey security building with associated parking – *This proposal is considered elsewhere on this agenda.*

### **4.0 THE PROPOSAL**

- 4.1 This application for Listed Building Consent seeks permission for the demolition of existing outbuildings and the erection of a new building. The associated planning application 16/0836 provides further details on the extent and reasoning for the proposal.

### **5.0 CONSULTATION RESPONSES**

- 5.1 Surrey County Council Highway Authority      No objection.
- 5.2 Historic England                      No objection.
- 5.3 SHBC Historic Buildings and Conservation Advisor      No objection.
- 5.4 The Garden History Society              No response at the time of writing this report [Officer comment, if any updates are received, these will be verbally reported to the Committee]

### **6.0 REPRESENTATION**

- 6.1 At the time of writing one letter of support has been received. The letter of support states:
- The existing buildings to be demolished are an 'eyesore' and the new design is a positive enhancement to a historic building; and,
  - Proposal would be a positive benefit to the lives of young people.

## **7.0 PLANNING CONSIDERATION**

7.1 The application site falls within the curtilage of a Grade II Listed Building and a formally registered Historic Park and Gardens. The relevant policies relating to the above proposal is DM17 of the Surrey Heath Core Strategy and Development Management Policies 2012. The National Planning Policy Framework (NPPF) is also a material consideration.

### **7.2 The impact of the development on the historic integrity and setting of the Listed Building**

7.2.1 Meetings have been held on site with both Surrey Heath Planning Officers, the Surrey Heath Heritage and Conservation Officer and the applicant's team to discuss the MoD's aspirations for the site. The submitted design follows detailed discussions between all these parties. The Council's Historic Buildings and Conservation Advisor has considered the application and raises no objection to the proposal.

7.2.2 In conclusion, having regard to the comments of the Council's Historic Buildings and Conservation Advisor and noting the sympathetic design of the extension and appropriate choices of materials, it is considered that the proposal can be accommodated within the local area without significant harm to the character, setting or historic integrity of the listed building, gardens or park. On this basis no objections are raised on these grounds. The proposal would not conflict with Policy DM9 (Design Principles) or 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 suggested/accepted/negotiated amendments to the scheme to resolve identified problems with the proposal and to seek to foster sustainable development.

d) Have proactively communicated with the Applicant through the process to advise progress, timescale or recommendation.

## 9.0 CONCLUSION

- 9.1 This application seeks Listed Building Consent for the part demolition of existing buildings and the erection of a new building to provide improved facilities at this Ministry of Defence (MoD) site. Officers conclude that the proposals would not harm the character of the Grade II Listed Building and the application is therefore recommended for approval.

## 10.0 RECOMMENDATION

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. Prior to the commencement of development, the following details must be approved in writing with the Local Planning Authority. Once approved, the works must not be executed other than in complete accordance with these approved details:

a) Drawings to a scale not smaller than 1:5 fully describing:

i. new/and/or/replacement windows, external doors, roof lights.

These drawings must show: materials, decorative/protective finish, cross section of frame, transom, mullions, glazing bars, etc, formation of openings including reveals, heads, sills, arches, etc, method of opening and method of glazing

ii. Roof details including sections through: eaves, verges and parapets

b) Samples or specifications of external materials and surface finishes

Reason: To ensure that the historic and architectural character of the Listed Building and surrounding area is maintained with regard to Policies CP2 and DM17 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

3. If hidden features are revealed during the course of works, they should be retained in situ. Works shall be suspended in the relevant area of the building and the Local Planning Authority notified immediately. Failure to do so may result in the execution of unauthorized works that would constitute a criminal offence.

Reason: In order to protect the Listed Building adjacent to this proposal and to accord with the National Planning Policy Framework.

4. No new plumbing, pipes, soil stacks, flues, vents, ductwork or the like, shall be fixed to any external face of the building other than as shown on the drawings hereby approved.

Reason: In order to protect the Listed Building adjacent to this proposal and to accord with the National Planning Policy Framework.

5. The proposed development shall be built in accordance with the following approved plans: 3819-GA-02 C, 3819-GA-01 B and 3819-GA-04 A, 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.

Informative(s)

1. Decision Notice to be kept DS1