

LOCATION: Queen Anne House, Bridge Road, Bagshot, Surrey, GU19 5AT,

PROPOSAL: Listed Building Consent for the conversion of Queen Anne House from office (Class B1c) to residential (Class C3) comprising 5 no. flats (1x 3 Bed, 2x 2 Bed and 2x 1 Bed) with associated alterations comprising removal of existing rear canopy, signage and a/c units, new windows, flues and extraction outlets.

TYPE: Listed Building Consent (Alter/Extend)

APPLICANT: Ms N Currie & Mr R Aird

OFFICER: Miss Patricia Terceiro

This application would normally be determined under the Council's Scheme of Delegation. However, it is being reported due to the fact that it is intrinsically linked to application 20/0592/FFU reported elsewhere on the agenda.

RECOMMENDATION: GRANT subject to conditions

1.0 SUMMARY

- 1.1 Queen Anne House is a Grade II Listed Building located within the settlement of Bagshot, adjacent to Station Road to the north and Bridge Road to the west. This building is currently used as offices and lies within a generous corner plot with significant level changes. This Listed Building Consent is for the conversion of Queen Anne House from office (Class B1c) to residential (Class C3) comprising 5 no. flats (1x 3 Bed, 2x 2 Bed and 2x 1 Bed) with associated alterations comprising removal of existing signage and a/c units, new windows, flues and extraction outlets.
- 1.2 The conversion of Queen Anne House to flats would be acceptable. The layout of the rooms and flats would generally retain the original room sizes and group them together to form the flats. The external alterations to the building would be minimal in nature. The proposal is therefore not considered harmful to this historic asset and is recommended for approval.

2.0 SITE DESCRIPTION

- 2.1 Queen Anne House is a Grade II Listed Building located within the settlement of Bagshot, adjacent to Station Road to the north and Bridge Road to the west. The three storey brick building dates the 18th century and would have been built as a house, but by 1982 it was converted from a restaurant to offices, which remains its current use. The building has been extended overtime with these developments being undertaken in matching materials.
- 2.2 The application plot, which is irregular and large, contains two areas of lawn on each side of the building and is laid to hardstanding on its central and eastern areas. The hardstanding is used for parking purposes. There are level changes on site and the land slopes up towards the east.

- 2.3 The surrounding development is mixed in character and comprises offices, residential, service station and retail/restaurant units further to the south, on approach to the village centre.

3.0 RELEVANT PLANNING HISTORY

- 3.1 19/0452 Erection of detached two storey building with roof accommodation to provide 6 no. flats with associated parking, landscaping, cycle storage and refuse storage compound. Application withdrawn, 2019.
- [Officer comment: the application was due to be presented at the planning committee meeting held on 12 September 2019, however it was withdrawn before that meeting. The proposal was recommended for refusal, as its siting, scale, massing and crown roof would have been harmful to the visual amenities of the area and resulted in a quantum of built form harmful to the setting of the listed building. Additionally, the applicant failed to demonstrate that trees and vegetation would remain viable as a result of the development; and, due to SPA grounds. However, the County Highways Authority did not object to this proposal and there was deemed to be no conflict with residential amenities].*
- 3.2 20/0592/FFU Change of use from Office (Class B1c) to residential (Class C3) comprising 5 no. flats (1x 3 Bed, 2x 2 Bed and 2x 1 Bed) and erection of 4 no. dwellings (1x 4 Bed, 2x 2 Bed and 1x 1 Bed) including pedestrian accesses off Bridge Road with associated parking, landscaping and cycle and refuse storage. Pending consideration and reported elsewhere in this agenda, 2020.

4.0 THE PROPOSAL

- 4.1 This Listed Building Consent seeks permission for the for the conversion of Queen Anne House from office (Class B1c) to residential (Class C3) comprising 5 no. flats (1x 3 Bed, 2x 2 Bed and 2x 1 Bed). The external alterations associated with the proposal would comprise removing existing rear canopy; removing the signage on the front and north-facing side elevations; removing existing rear canopy; infilling four ground floor rear facing windows and replacing by one window; removing 2 no a/c units on the north facing side elevation and 3 no on the south facing side elevation; installing flues and extraction outlets on the rear and both side elevations.
- 4.2 The building's internal layout would comprise the following:
- Ground floor: communal hallway, landing, two 2-bed flats;
 - First floor: landing, two 1-bed flats;
 - Second floor: one 4-bed flat, landing.

5.0 CONSULTATION RESPONSES

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| 5.1 | Conservation Officer | No objection, subject to planning conditions |
| 5.2 | Windlesham Parish Council | Notes that 9 dwellings may be an overdevelopment of the site. |

6.0 REPRESENTATION

- 6.1 At the time of preparation of this report no written representations have been received in respect of the proposal.

7.0 PLANNING CONSIDERATION

- 7.1 The application site is located in a in a mixed use area within a defined settlement, as set out in the Proposals Map of the Surrey Heath Core Strategy and Development Management Policies 2012 (CSDMP). The application building is Grade II Listed and, in this case, consideration is given to Policy DM17 of the CSDMP and to the National Planning Policy Framework.
- 7.2 The main issue to be considered with this application is the impact on the character of the Listed Building.

7.3 Impact on the character of the Listed Building

- 7.3.1 Para 192 of the NPPF states that in determining planning applications, LPAs should take into account the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, as well as the desirability of new development making a positive contribution to local character.
- 7.3.2 Policy DM17 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.
- 7.3.3 The Conservation Officer advises the conversion of Queen Anne House to flats would be acceptable. The layout of the rooms and flats would generally retain the original room sizes and group them together to form the flats, with little to no harm on the listed building. The position of bathrooms and kitchens makes use existing service points where possible. The windows would be repaired where required and the removal of the portico is welcomed. The external alterations to the building would be minimal in nature and, as such, this element of the proposal would not be considered detrimental to the character of the area. As such, subject to a planning condition requiring a method of works and materials specification to include details of the works proposed to windows and doors to Queen Anne House the Conservation Officer raises no objections to the proposal. This condition has been agreed with the applicant via email.
- 7.3.4 In light of the above, the proposal would be in line with Policy DM17 of the CSDMP and with Section 16 of the NPPF.

8.0 POSITIVE/PROACTIVE WORKING

- 8.1 In assessing this application, officers have worked with the applicant in a positive, creative and proactive manner consistent with the requirements of paragraphs 38-41 of the NPPF. This included 1 or more of the following:-
- 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 It is considered that the proposed development would be in keeping with the character and appearance of this Grade II Listed Building. Therefore, the proposal complies with Policy DM17 of the CSDMP and the NPPF. The application is therefore recommended for conditional approval.

10.0 RECOMMENDATION

GRANT subject to the following conditions:

1. The development hereby permitted shall be begun within one year 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, unless the prior written approval has been obtained from the Local Planning Authority.
 - Drawing no 8908 104A - Queen House and unit 6 floor plans, received 15 October 2020
 - Drawing no 8908 105A - Proposed Floor plans (units 7, 8 and 9), received 15 October 2020
 - Drawing no 8908 109A - units 6 to 9, proposed elevations, received 15 October 2020
 - Drawing no 8908 103 - Queen House proposed ground floor plan, received 8 July 2020
 - Drawing no 8908 106 - proposed Queen Anne House elevations, received 8 July 2020
 - Drawing no 908 107 - proposed Queen Anne House elevations, received 8 July 2020
 - Drawing no 8908 100B - site plan, received 15 October 2020

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. No external facing materials shall be used on or in the development hereby approved until samples and details of them have been submitted to and approved in writing by the Local Planning Authority. This shall include bricks, tiles, materials for infill and repair to Queen Anne House, conservation rooflights, windows and doors. 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 accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

4. Prior to commencement of works, a Method of Works and Materials Specification to include details of the works proposed to windows and doors to Queen Anne House shall be submitted to and agreed in writing with the Local Planning Authority. The approved details shall be implemented in full.

Reason: in the interests of protecting the Heritage Asset and to accord with Policy DM17 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

Informative(s)

1. This Decision Notice is a legal document and therefore should be kept in a safe place as it may be required if or when selling your home. A replacement copy can be obtained, however, there is a charge for this service.
2. The applicant's attention is drawn to the Party Walls (etc) Act 1996.

3. The applicant is advised that this permission is only pursuant to the Town and Country Planning Act 1990 and is advised to contact Building Control with regard to the necessary consents applicable under the Building Regulations and the effects of legislation under the Building Act 1984.
4. The decision has been taken in compliance with paragraphs 38-41 of the NPPF to work with the applicant in a positive and proactive manner. Please see the Officer's Report for further details.