

## 17<sup>th</sup> MARCH 2020 PLANNING COMMITTEE

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PLAN/2020/0178

WARD: MH

**LOCATION:** Southern House & Jubilee House, Guildford Road & Station Approach, Woking, Surrey, GU22 7RD

**PROPOSAL:** Prior Approval for the demolition of Southern House and Jubilee House.

**APPLICANT:** Woking Borough Council      **CASE OFFICER:** Tanveer Rahman

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### **REASON FOR REFERRAL TO COMMITTEE**

Woking Borough Council is the applicant. The application therefore falls outside of the scheme of delegated powers.

### **RECOMMENDATION**

Prior Approval not required.

### **PLANNING STATUS**

- Urban Area
- Woking Town Centre
- Shopping Parade
- Major Highway Improvement Scheme
- Thames Basin Heaths SPA Zone B (400m-5km)

### **SITE DESCRIPTION**

The application site relates to Southern House and Jubilee House which are two of the buildings in the triangular island known as 'Evans Triangle'. Evans Triangle slopes up from west to east and is bounded by Guildford Road to the west, Station Approach to the east and Victoria Road to the north. To the west of the site is the New Central development, to the east is Woking Police Station & HM Coroner's Court and to the north is the Centrium building.

Southern House contains a play centre at ground floor level, a carpark (including some undercroft parking) above the play centre and three floors of office space above the undercroft parking. Jubilee House is a 3-storey office building with a basement carpark.

To the north of Southern House are 1-11 Guildford Road which are locally listed 2-3 storey terraced properties with retail at ground floor level and residential/office space above. To the north of Jubilee House is Lynton House which is a 4-storey office building that has undercroft parking at ground floor level and basement level parking.

### **PLANNING HISTORY**

#### **Southern House**

PLAN/2017/0508: Flexible use of three ground floor units at 13-15 Guildford Road (beneath Southern House) either in whole or in part for either Class A1, A2, A4, B1 or D2 use - Permitted 28.07.2017.

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PLAN/2016/0694: Flexible use of three ground floor units at 13-15 Guildford Road (beneath Southern House) either in whole or in part for either Class A1, A2, A4 or B1 use - Permitted 29.09.2016.

83/0760: SHOP FRONT - Permitted 01.08.1983.

31765 : SHOPFRONTS - Permitted 01.07. 1973.

28830: NEW SHOPFRONT NEW SHOPFRONT - Permitted 01.03.72.

26998: SHPS 3FLS OFFS OUTLINE - Permitted 01.05. 1971.

28235: FACING BRICKS - Permitted 01.11. 1971.

26410: THREE-STOREY BUILDING VARIOUS - OUTLINE - Refused 01.01.1971

19436: S43 USE AS SUPERMARKET - Withdrawn 01.06.1965.

15151: NEW SHWRM FRONTAGE - Permitted 01.03.1962.

7821: ERECTION OF DIESEL OIL PUMP - Refused 20.01.1955.

5020: S17 USE AS SHOP - Withdrawn 01.10. 1951.

5118: SECTION 17 APPLICATION. ALTERATIONS TO SHOP FRONT - Details not required 20.12. 1951.

5119: ALTERATIONS TO SHOP FRONT - Details not required 20.12.1951.

### Jubilee House

77/0391: ERECTION OF A 3/4 STOREY OFFICE BUILDING (VARIATION OF CONDITION 3 OF 75/1344 AND CONDITION 6 OF 76/1217 REFERENCE OCCUPANCY) - Permitted 26.04.1977.

76/0216: ERECTION OFFICE BUILDING ON 2 FLOORS WITH CAR PARKING UNDER (DETAILS FACING BRICKS) - Permitted 30.03.1976.

75/1528: ERECTION OFFICE BUILDING ON 2 FLOORS WITH CAR PARKING UNDER (AMENDED PLANS) - Permitted 06.01.1976.

75/1344: ERECTION OFFICE BUILDING - Permitted 01.12.1975.

75/0868: FULL-DETACHED ERECTION OFFICE - Permitted 01.08.1975.

32450: ERECTION OFFICE BUILDING CAR-PARK OUTLINE - Permitted 01.12.1973.

31956: TWO-STOREY OFFICE BUILDING CAR-PARK OUTLINE - Refused 01.09.1973.

13982: RETENTION OF BUILDINGS & ITS CONTINUED USE AS A FURNITURE STORE P/C EXPIRES 31.03.61 (9875) PC TO 31.03.65 - Permitted 23.03.1961.

6958: USE OF A HUT AS A WORKSHOP FOR THE REPAIR OF FURNITURE - Refused 21.01.1954

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### **SUMMARY OF PROPOSED DEVELOPMENT**

The application seeks Prior Approval for the demolition of Southern House and Jubilee House under the provisions of, Class B (demolition of buildings) Part 11, Article 3, Schedule 2 of *The Town and Country Planning (General Permitted Development) (England) Order 2015* (as amended).

The application was received on 20<sup>th</sup> February 2020 and the Local Planning Authority (LPA) has 28 days in which to make a decision as to whether the prior approval of the authority will be required as to the method of demolition and any proposed restoration of the site. If the LPA fails to make a determination within the 28 day period then the applicant will be entitled to proceed with the demolition.

### **CONSULTATIONS**

No consultations are required for this type of application. However, in order to be thorough the following consultations were made in any case:

**County Highway Authority (SCC):** No objection

**Council Senior Environmental Health Officer:** No objection.

**Surrey Wildlife Trust:** No response received at the time of writing. The Committee will be updated verbally with any future response.

### **NEIGHBOUR REPRESENTATIONS**

The LPA is not required to notify neighbours as part of this type of application. However, it does require the developer to display a site notice for a minimum period of 21 days of the 28 days beginning with the date on which the application was submitted to the LPA.

### **PLANNING ISSUES**

1. Under the provisions of Class B (demolition of buildings), Part 11, Article 3, Schedule 2 of *The Town and Country Planning (General Permitted Development) (England) Order 2015* (as amended), the LPA has 28 days to determine as to whether prior approval will be required for (1) the method of demolition and (2) any proposed restoration of the site. Under Class B these are the only two matters which can be considered. No other planning considerations such as the principle of demolition or impact on parking provision can be undertaken. The applicant is only required to submit a written description of the proposed demolition works and confirmation that a notice has been displayed at the site. There is no requirement for the LPA to undertake any public consultation.
2. The agent has submitted a statement confirming that a site notice has been displayed. A Structural Report and Demolition Specification for both buildings have also been submitted detailing their existing structure, how they would be demolished and how the sites would be restored.
3. The statement for Southern House states that no structural drawings of the building could be located. It therefore states that the main building appears to be a reinforced concrete (RC) structure. The upper floors appear to be of a flat slab construction, supported by a grid of closely spaced RC perimeter columns, two internal RC shear walls and a RC stair/lift core. Columns below level 1 continue to foundation level. The two shear walls and stair/lift core extend below ground level to the underside of the

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roof. The upper floors are generally fitted out as open plan office with some lightweight partition and all areas have suspended ceilings. External elevations are largely clad in storey height glazing panels. Textured precast cladding panels were observed along the slab edges. Glazing mullions are assumed to be slender concrete or steel.

4. The statement states that given the height of the reinforced concrete block and the proximity of adjacent structures and Station Approach the most effective method of demolition will need to be made by demolition specialists. However, it outlines two potential methods. The first involves an internal soft strip followed by a strip out of the elevations to leave the RC frame elements. The second involves the removal of upper floors and roof slabs by small demolition machinery sited on floors, one storey at a time. The statement goes on to state that the removal of lower ground walls would largely dependant on the timing of proposed highway works to Station Approach and the retaining wall along Station Approach would need to remain while the road is in use.
5. The statement states that between demolition and redevelopment of the wider triangle the site would be bound by timber hoarding, cleared areas finished to 150mm demolition rubble or imported granular material to protect subsoils and provide a temporary working surface and elements of existing basement and ground floor structures retained temporarily to support adjacent road/footways and services and then demolished during further demolition phases.
6. The statement for Jubilee House states that the main building is a steel framed structure. It states that the upper floors appear to consist of precast concrete slabs, supported by load-bearing cavity walls. The building has a single concrete stair core along its front (east) elevation. The upper floors are generally fitted out as open plan office with some lightweight partition and all areas have suspended ceilings. The elevations are clad in cavity masonry wall, glazing panels and lightweight cladding sheeting. Concrete encased columns and encased steel beams support the floors of office space. A lean-to structure connects the building to Lynton House to the north.
7. The statement states that given the proximity of adjacent structures and the highway the demolition of upper levels and lower ground walls may be problematic and the most effective method of demolition will need to be decided by demolition specialists. However, it outlines two potential methods. The first involves stripping the interior then stripping the elevations to leave the main structural frames and then removal of each floor starting with the concrete slabs, then the steel frame and then the potentially load-bearing external walls. The stair core would also need to be demolished floor by floor as is appears to support the concrete floors. The statement goes on to state that the removal of lower ground walls would largely depend on the timing of proposed highway works to Station Approach and that the retaining wall along Station Approach would need to remain while the road is in use.
8. The statement states that in the period between the demolition and redevelopment of the wider triangle the site would be bound by timber hoarding, cleared areas finished to 150mm demolition rubble or imported granular material to protect subsoils and provide a temporary working surface and elements of existing basement and ground floor structures retained temporarily to support adjacent road/footways and services and then demolished during further demolition phases.
9. A further e-mail was received from the agent stating that the “small demolition machinery” mentioned in the above statements could include small tracked excavators, dozers or tracked demolition machinery/robots. The e-mail also states that

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no treatments are proposed to the external walls of neighbouring properties which would become exposed as a result of the demolition

10. It is noted that the submitted statements makes a number of assumptions about the structures of the existing buildings and is not definite about the exact methodologies for their demolition. However, overall the submitted details relating to the method of demolition and the restoration of the site are considered acceptable and the submission of further details is not required. Prior Approval is not therefore considered to be required.

### **OTHER MATTERS**

11. The impact of noise emission, dust emission and working hours would be covered by Environmental Health legislation. In the event of asbestos being present then its removal would be covered by the Control of Asbestos Regulations 2012.
12. The Preliminary Ecological Appraisal submitted with this application states that both buildings "*contain negligible potential to support roosting bats*". It adds that "*it is recommended that a contractor is appointed to develop a strategy to ensure the buildings are free and stay free of nesting birds such as feral pigeons and gulls*".

### **CONCLUSION**

13. No objections are raised and the prior approval of further details is not required in this instance.

### **RECOMMENDATION**

Prior approval not required.

### **Informatives**

1. The documents considered as part of this application are listed below:
  - Agent's covering letter Ref: SCC1001 (received by the LPA on 20.02.2020)
  - 1:200 block plan Drwg no. 001 (received by the LPA on 04.03.2020)
  - Copy of the agent's site notice (received by the LPA on 20.02.2020)
  - STRUCTURAL REPORT DEMOLITION PHASE SOUTHERN HOUSE (received by the LPA on 20.02.2020)
  - STRUCTURAL REPORT DEMOLITION PHASE JUBILEE HOUSE (received by the LPA on 20.02.2020)
  - Preliminary ecological appraisal (received by the LPA on 20.02.2020)
  - Agent's e-mail re: demolition machinery (received by the LPA on 03.03.2020)

Reason:

For the avoidance of doubt and to ensure that the development is completed in accordance with the approved plans.

2. The applicant is advised that under the Control of Pollution Act 1974, works which will be audible at the site boundary will be restricted to the following hours:-

8.00 a.m. - 6.00 p.m. Monday to Friday  
8.00 a.m. - 1.00 p.m. Saturday

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and not at all on Sundays and Bank Holidays.

3. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
4. The developer is advised that the County Highway Authority's consultation response advised that they would like the opportunity to review a Demolition Transport Management Plan once the confirmed contractor has been appointed.
5. The developer is advise that according to the Council's records the site may be at risk of contamination and that any demolition would need to mitigate against any spread of contamination and harm to human health.