

## 24<sup>th</sup> JULY 2018 PLANNING COMMITTEE

5c	18/0360	Reg'd:	16.04.18	Expires:	11.06.18	Ward:	BWB
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**LOCATION:** Broadoaks, Parvis Road, West Byfleet, KT14 7AA

**PROPOSAL:** Listed building consent for the partial demolition, restoration and conversion of Broadoaks House to create 2 dwellings; partial demolition, restoration and extension of the Coach House to create 6 dwellings; restoration and reuse of the two Lodge Houses as independent dwellings, restoration of the Model Dairy and restoration of 2 summer houses including the repositioning of one of them.

**TYPE:** Listed building consent

**APPLICANT:** Octagon Broadoaks Limited

**OFFICER:** Tanveer Rahman

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

Listed building consent is required for demolition and restoration works to enable the implementation of the planning application elsewhere on this agenda (PLAN/2018/0359) which is a major application recommended for refusal, which the Development Manager has referred to Planning Committee due to the scale and significance of the application.

### **SUMMARY OF PROPOSED DEVELOPMENT**

Listed building consent for the partial demolition, restoration and conversion of Broadoaks House to create 2 dwellings; partial demolition, restoration and extension of the Coach House to create 6 dwellings; restoration and reuse of the two Lodge Houses as independent dwellings and change of use and restoration of the Model Dairy and restoration of 2 summer houses including the repositioning of one of them.

### **PLANNING STATUS**

- Green Belt
- Major Development Site in the Green Belt
- Statutory Listed Buildings
- Locally Listed Buildings
- Tree Preservation Order
- Archaeological Interest
- Contaminated Land
- Adjoins Surrey Minerals Site Concreting Aggregates
- Thames Basin Heaths SPA Zone B

**RECOMMENDATION**

REFUSE Listed Building Consent.

**SITE DESCRIPTION & SURROUNDINGS**

The application site relates to a major developed site within the Green Belt. It comprises of land to the south of Parvis Road (A245) and is directly accessed off this road. It is approximately 400m to the east of West Byfleet District Centre. To the north of the site is a large area of public recreation space which extends between the edge of the District Centre and Dartnell Park to the east. Adjoining the rear southern boundary is Broadoaks Crescent and to the west are the residential cul-de-sacs of Highfield Road and Highfield Lane. To the northwest is Hobbs Close which is a residential cul-de-sac containing detached houses.

The site extends to an area of 14.7ha. It contains the Grade II listed Broadoaks House, the Model Dairy, front range of Broadoaks Motor House and the curtilage listed buildings of the rear of the Coach House and the two locally listed and curtilage listed gate houses located along the Parvis Road frontage. The site was taken over by the MOD in 1947 with subsequent extensions carried out to Broadoaks House which are still present today. Sherwood House is a large office building in the western part of the site and forms part of the extant planning permission for the 3 office buildings approved under PLAN/1998/0340.

The site contains large areas of hardstanding in the northern portion of the site and two man-made concrete lakes within the southern part. There is a large man-made bund in its south west corner. The site is well bounded with tree margins along all boundaries. There are also large mature trees dotted throughout the site. There are level changes contained throughout the site which have been mainly due to man made actions associated with the extant permission. However in the main the land rises from the north eastern corner to the south west.

**PLANNING HISTORY**

PLAN/2018/0359: Planning application for the demolition of the vacant Sherwood House office building (B1 use class); removal of all former MOD buildings, hardstanding and structures across the site; the erection of 115 new market dwellings (C3 use class) and associated garages; the erection of 54 affordable dwellings (C3 use class) and the part demolition; restoration and conversion of Broadoaks House to create 2 dwellings and the erection of 2 new garages; part demolition, restoration and reuse of the 2 Lodge Houses as independent dwellings with associated new detached garages; restoration and reuse of the Motor House to create 6 new dwellings; restoration of the Model Dairy; restoration of the 2 existing summer houses 1 of which is to be repositioned; the erection of 75-bed assisted living accommodation (C2 use class) across 2 new buildings; the erection of a new 80-bed care home building (C2 use class); erection of a new 900sqm office building (B1 use class); new altered access points to Parvis Road and Hobbs Close and separate pedestrian/cycle link from Parvis Road; associated internals, fencing including acoustic fencing to Parvis Road frontage and hard and soft landscaping throughout the site and offsite highway work - pending consideration.

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- PLAN/2016/1004: Listed building consent for the partial demolition, restoration and conversion of Broadoaks House to create 2 dwellings, partial demolition, restoration and extension of the Coach House to create 6 dwellings, restoration and reuse of the two Lodge Houses as independent dwellings and change of use and restoration of Model Dairy to a shop/office (ancillary to use of the school) - permitted 16.10.2017.
- PLAN/2016/1003: Full planning application for the change of use of vacant class B1 business building [Sherwood House] to Class D1 secondary school with playing field and Multi Use Games Area (MUGA), floodlighting, landscaping, internal roads, car, mini bus and cycle parking areas, restoration and change of use of Model Dairy to a shop/office [ancillary to the use of the school]; demolition and removal of all former MOD and other buildings, hardstanding and structures across the site apart from the part demolition, restoration and conversion of Broadoaks House to create two dwellings and erection of two new garages, part demolition, restoration and extension to the Coach House to create six dwellings and restoration and reuse of the two Lodge Houses as independent dwellings and erection of 2 new garages, erection of 151 new dwellings including 36 affordable dwellings and associated garages, together with new altered access points to Parvis Road and Hobbs Close and separate pedestrian/cycle link from Parvis Road, associated internal roads, fencing including acoustic fencing to Parvis Road frontage and hard and soft landscaping throughout the site and off site highway works - permitted 16.10.2017.
- PLAN/2015/0988 - Listed building consent for the partial demolition, restoration and conversion of Broadoaks House to create 2 dwellings, partial demolition, restoration and extension of the Coach House to create 6 dwellings, restoration and reuse of the two Lodge Houses as independent dwellings and change of use and restoration of Model Dairy to a shop/office (ancillary to use of the school) – withdrawn.
- PLAN/2015/0987 - A hybrid application for a two phase development; full application for the change of use of vacant Class B1 business building (Sherwood House) to Class D secondary school with playing field and Multi Use Games Area (MUGA), floodlighting, landscaping, internal roads, car, mini bus and cycle parking areas, restoration and change of use of Model Dairy to a shop/office (ancillary to the use of the school); demolition and removal of all former MOD and other buildings, hardstanding and structures across the site apart from the part demolition, restoration and conversion of Broadoaks House to create 2 dwellings and erection of 2 new garages, part demolition, restoration and extension to the Coach House to create 6 dwellings and restoration and reuse of the two Lodge Houses as independent dwellings and associated garages, erection of 67 new dwellings including 32 affordable dwellings and associated garages, together with new altered access points to Parvis Road and Hobbs Close and separate pedestrian/cycle link from Parvis Road, associated internal roads, fencing including acoustic fencing to Parvis Road frontage and hard and soft landscaping throughout the site and off site highway works. Outline application for the erection of 40 new dwellings with access and layout to be determined (appearance, landscaping and scale reserved) - withdrawn.
- PLAN/2010/1127: Proposed change of use of block C from Class B1 offices to flexible office and data centre use - permitted 10.12.2012.

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- PLAN/2009/1007: Certificate of Lawfulness for the Proposed use of Block C of Broadoaks Estate as a data processing centre in accordance with the permitted class B1 business use of the building - refused 23.03.2010.
- PLAN/2009/1092: Application to vary condition 1 (external alterations to clad in stone) of PLAN/2008/0205 dated 07.08.08 for the side elevations of the substation to have 3m high galvanised fencing - permitted 12.02.2010.
- COND/2009/0103: Discharge of condition 2 (landscaping) condition 4 (maintenance) to PLAN/2008/0205 for the retention of the substation - permitted 09.02.2010.
- AMEND/2008/0101: Amendment to modify the Section 106 agreement for PLAN/1998/0340 - permitted 20.10.2008
- PLAN/2008/0205: Retrospective application for an electricity sub-station - permitted 07.08.2008
- PLAN/2004/1362: Details pursuant to condition 4 (tree planting), 11 (soft landscaping), 12 (boundary treatment), 17 (refuse enclosure) and 20 (ecology) of planning permission 98/0340 for the Demolition of office and other MOD buildings, restoration of Broadoaks House, construction of 3 office buildings with basement parking and surface parking (Amended plans showing revised gates and access details and additional trees to be removed) - permitted 18.07.2005
- PLAN/2004/1025: Details pursuant to condition 4 (tree planting), 11 (soft landscaping), 12 (boundary treatment), 17 (refuse enclosure) of planning permission 98/0340 for the Demolition of office and other MOD buildings, restoration of Broadoaks House and Model Dairy together with remodelling setting of Broadoaks House, construction of offices comprising of 3 clusters of 3 office buildings with about 50% basement parking, surface parking - refused 28.10.2004
- PLAN/2002/0995: Details pursuant to conditions attached to planning permission 1998/0340 and the listed building consent PLAN/1998/0341 for the demolition of existing buildings with exception of Manor House, Coach House and Dairy (2475sq.m) and erection of 3 new office clusters (15,555 sq.m); provision of new access; 656 parking spaces and landscaping setting (18,029 sq.m. total) - refused 28.10.2004.
- PLAN/1998/0341: Listed building application for the restoration of Broadoaks House and Model Dairy including adaptation following demolition of adjoining office building, formation of formal gardens and landscaped set - allowed by the Secretary of State 21.12.2000.
- PLAN/1998/0340: Demolition of office and other MOD buildings, restoration of Broadoaks House and Model Dairy together with remodelling setting of Broadoaks House, construction of offices comprising of 3 clusters of 3 office buildings with about 50% basement parking, surface parking, revised vehicular access to Parvis Road and new cycle way - allowed by the Secretary of State 21.12.2000.

## **CONSULTATIONS**

**Historic England:** *"We understand that the previous application for alterations and demolition to Broadoak's complex of grade II listed buildings and the introduction of assisted living dwellings was approved (PLAN/2016/1004). The current application sees the introduction of specialist elderly housing, office space in place of the previously proposed private school as well as an increase in housing units.*

*Our remit extends only as far as alteration to the grade II listed buildings where substantial demolition is proposed. Issues relating to the conversion of grade II listed curtilage building, and the setting of grade II listed buildings (including curtilage buildings) are for your authority to assess, with the input of your own Conservation Officer. Much of our previous advice remains valid (19 November 2016) and we therefore reiterate the following comments.*

*Turning to the grade II listed buildings, we note that limited plans have been submitted in support of the current application. We therefore assume that there are no amendments proposed to the previously approved scheme. It has been three years since we first visited that main house. Given its poor and deteriorating condition, the relatively low levels of harm to its significance will largely be offset by carrying out careful repairs to historic fabric, and securing a long term sustainable use for the building. We are content to leave matters of detail to your authority and recommend that if the scheme is to be phased that repairs to the listed building are seen as a priority, and controlled where necessary with appropriate conditions or legal agreements.*

*It is regrettable that the proposals for new build to the rear of the Motor House have not been much amended since the last application to take account of our previous representations, and its new grade II listing. There is an opportunity for a creative and sensitive conversion here with an extension that emulates the form of the ranges to be demolished, so that the original function of the building can still be appreciated. This might be achieved by leaving an open internal courtyard where the existing service area is, for example and designing an extension which is less domestic in its appearance. That the building has been recognised as worthy of listing in its own right is important, and while we acknowledge that the listing specifically excludes the rear range from being designated, we believe that the front range ought not to be considered in isolation from the service yard behind, which clearly adds to our understanding of the function of the building as a whole. We accept that repair of this very dilapidated range is unlikely now to be possible, but nevertheless feel that a new build element could seek to reinterpret the historic use and thus enhance the significance of the building, in the spirit of para. 131 of the NPPF. We would expect any demolition to be accompanied by a thorough recording exercise of the rear service range.*

*While it is not our role to assess the impact of new development on the setting of grade II listed buildings, we remind you of your statutory duty to have special regard to the desirability of preserving the listed buildings, their setting and any features of special interest (ss.16, 62, 1990 Act) when making a decision. We would therefore urge you to carefully consider the quantum of development proposed in the context of this small historic estate, and its impact on the significance of heritage assets as derived from their setting. Our Good Practice Advice Note 3 (<https://content.historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/gpa3.pdf>), provides further guidance on assessing significance derived from setting, determining levels of harm, and mitigating such harm. Ultimately, your Authority must weigh harmful impacts against the public benefits*

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*associated with the proposals (National Planning Policy Framework, paragraphs 132-134)."*

**Council's Conservation Consultant:** No objection.

### **REPRESENTATIONS**

None received.

### **APPLICANT'S POINTS**

The application is supported by the following documents:

- Contents Page - Bell Cornwell
- Design and Access Statement - Octagon Developments Ltd
- Design and Access Statement - HUB Architects
- Planning Statement - Bell Cornwell
- Green Belt Statement - Bell Cornwell
- Schedule Of Residential Accommodation
- CIL additional information form
- Air Quality Technical Cover Note - WSP
- Archaeological Evaluation – Cotswold Archaeology
- Ecological Appraisal - Hankinson Duckett Associates
- Great Crested Newt Survey - Hankinson Duckett Associates
- Reptile Survey - Hankinson Duckett Associates
- Reptile Method Statement - Hankinson Duckett Associates
- Dormouse Survey Report - Hankinson Duckett Associates
- Bat Survey Report - Hankinson Duckett Associates
- Ecological Mitigation Plan - Hankinson Duckett Associates
- Ecological Addendum - Hankinson Duckett Associates
- BREEAM Statement - Hodkinson
- Headline Planning Need Assessment For Hamberley Development Ltd - Carterwood
- CO2 Regulations Compliance Report
- Part G Compliance Report - Therm Energy Ltd
- Energy Statement (Planning) - Therm Energy Ltd
- Flood Risk Assessment - Water Environment Ltd
- Geoenvironmental Appraisal - Tier Environmental Ltd
- Condition report on the structure & construction of The East Lodge - Michael Barclay Partnership
- Condition Report On The Structure & Construction Of The West Lodge Lodge - Michael Barclay Partnership
- Condition Report On The Structure & Construction Of The Former Stables & Garage Block Lodge - Michael Barclay Partnership
- Condition Report On The Structure & Construction Of The Mansion House Lodge - Michael Barclay Partnership
- The Built Heritage Historic Buildings - Nexus Heritage
- Historic Environment Desk Based Assessment - Nexus Heritage
- Noise Addendum Technical Note (to noise impact assessment submitted as part of PLAN/2016/1003) - WSP
- Transport Assessment - WSP
- Framework Travel Plan - WSP
- Topographical Survey & Underground Service Trace - Laser Surveys

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- Tree Survey and Arboricultural Impact Assessment - Clive Fowler Associates
- Utilities Statement - Bell Cornwell
- Thames Basin Heath SPA statement - Bell Cornwell
- SPA Technical note: Transport - WSP
- Viability Report

### **PUBLIC CONSULTATION**

No details of any public consultation events were submitted with the application.

### **RELEVANT PLANNING POLICIES**

*National Planning Policy Framework (2012)*

Section 7 - Requiring Good Design

Section 12 - Conserving and Enhancing the Historic Environment

*Woking Core Strategy (2012)*

CS20 - Heritage and Conservation

CS21 - Design

*Development Management Policies DPD (2016)*

DM20: Heritage Assets and their Settings

*West Byfleet Neighbourhood Plan 2017-2027 (2017)*

BE1: Development Character

BE2: New Housing Quality

BE3: Residential Parking Provision

BE7: Flood Prevention

I1: Air Quality Assessment

I2: Pedestrians and Cycle Facilities

I4: Waste Water and Sewerage Infrastructure

OS1: Green Belt

OS4: Trees and Hedges

OS5: Access

S&C3: Sporting and Recreational Facilities

S&C6: CIL Projects

Supplementary planning documents/guidance:

*Woking Design SPD (2015)*

*The Heritage of Woking (2000)*

### **PLANNING ISSUES**

Impact upon the special architectural and historic interest of the Statutory Listed Buildings

1. Broadoaks was previously a large countryside estate dating back to 1876. It was designed by a local architect Ernest Seth-Smith who hailed from a family of Scottish architects and is typical of the Elizabethan revival style popular within this part of Surrey at that time. The site was used for residential purposes up until 1946 when it sold to the MOD who occupied it from 1947 - 1996.
2. The main mansion building Broadoaks House is a Grade II listed, 2.5-storey, red brick, red roof tiled building with a strong horizontal emphasis. The eastern half

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the building was extended in the early 1900s whilst the western end has been significantly altered through 20<sup>th</sup> Century extensions.

3. To the west of the Broadoaks House is 'The Model Dairy' which is also a Grade II listed building that was erected sometime between 1896 and 1914. It is a garden building which is an Arts and Crafts interpretation of a Dairy.
4. The Broadoaks Motor House (previously referred to as the Coach House) lies adjacent to the south east of the Eastern Lodge. The front range of this building was Grade II listed on the 15<sup>th</sup> September 2016 with the rear of the building remaining as a curtilage listed building. This Arts and Crafts building was built around 1905 and would have been used originally as a garage to serve this small countryside house. This building has hipped and half hipped roofs with exposed rafter feet and decorative brick cogging.
5. The two lodge buildings fronting onto Parvis Road would have served the two historic entrances to the site. They are curtilage listed and locally listed buildings and are of a Gothic-Revival style.
6. There two summer houses on site appear to have been built between 1908 and 1914. They are of a simple square form with a hipped roof and would have formed part of the formal garden to Broadoaks House. They are curtilage listed buildings.

### Assessment

7. Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities, when considering whether to grant listed building consent for any works, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
8. Paragraph 132 of the NPPF 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....Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification...."*
9. Furthermore paragraph 134 of the NPPF states that, *"where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use"*.
10. Significance' is defined, in terms of heritage policy, within the Glossary of the NPPF as *"the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting"*.
11. At a local level, Policy CS20 of the Core Strategy requires new development to make a positive contribution to the character, distinctiveness and significance of the historic environment, including heritage assets at risk through neglect, decay or other threats. This is further supplemented in Policy DM20 of the Development Management Policies DPD.



**Broadoaks House**

12. The proposal involves the conversion of Broadoaks House into two large family dwellings with the demolition of the three-storey 1970s attached office block and the removal of a chimney stack and infill extension at the rear. The proposed demolition of these elements is to areas of lower significance and in addition their removal will reinstate and better reveal the historic facades of the building and its historic footprint as well as improving its setting. As such there is no objection to their removal.
13. The proposed subdivision would preserve in the main the original plan form of the building with the retention of the large volumes of spaces within the house such as the ball room and dining room and any new openings would be limited. The small porch extension on the ground floor western elevation is designed to match the Tennant bay window of the drawing room, thus preserving the architectural interest of the building. However it is noted a new party wall is proposed along the divide of the principal rooms to the east and the service wing to the west. This would have the effect of reducing the legibility of the different functions of the house and divorcing the main living quarters from the more utilitarian areas which could cause some harm to the significance of the building.
14. The harm described above is considered to be less than substantial and would be offset against the sensitive restoration of the building which is now in quite poor and deteriorating condition into an optimum viable use. In the main the proposal would preserve the special architectural and historic interest of Broadoaks House.
15. Historic England have no objection to the proposed works. Had the application been recommended for approval, further details of services; details of timber repairs; schedule of door and window repair/replacement; method for making good of west elevation following demolition of 1970s extension; details of new joinery; details of new or repaired plasterwork; protection of interior features during works; details of new roof coverings, flashings, rainwater goods; details of new facing materials; details of mortar mixes and finishes could have been secured via appropriate conditions.

**The Model Dairy**

16. The proposed restoration would help ensure its long term viable use. The proposed restoration works would help reinstate the building to its former glory. It is considered that this can be successfully integrated without causing harm to its significance. Historic England have no objection to the proposed works. Overall the proposals would preserve the special architectural and historic interest of the building. A detailed schedule of works has been submitted would be sought via condition had the application been recommended for approval.

**Broadoaks Motor House**

17. The front façade/range of the Motor House is proposed to be retained and its rear is proposed to be demolished to create six flats. The remodelling of this building is supported by a Condition Report. The report states that the front of the building is in generally sound condition. However the rear of the building is in a dilapidated state in parts which has suffered damage that is beyond practical repair. Consideration has been given to the re-use of the building, however given

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the extent of repair, replacement, rebuilding and adaptation that would be required this does not justify its retention.

18. The Heritage Statement states that the front range of the building with the entrance gate and 2 small apartments on each side are the most important elements of the building which is further reinforced by the Grade II listing of the front range of this building with the rear of the building remaining curtilage listed. The principal reasons for the designation of the front range of the motor house relates to its architectural interest as a building of a stylish Arts and Crafts composition and its historic interest as a show-piece component of an early purpose-built motor house and its group value as part of a number of high-quality ancillary buildings which contribute to the overall special interest of the Broadoaks site.
19. Whilst Historic England have no objection, they have stated that it is regrettable that the new build extension to the Motor House has not been amended to take account of their previous representations and its new listing. They consider that there is an opportunity for a creative and sensitive conversion with an extension that emulates the form of the ranges so that the original function of the building can still be appreciated.
20. However it is important to note that the scheme remains the same to the one where a resolution has been made to approve under applications PLAN/2015/0987 and PLAN/2016/0988 as well as the approved applications PLAN/2016/1003 and PLAN/2016/1004. Previously the building was treated as curtilage listed and as such it was assessed as having listed status with its significance, and contribution to setting fully considered at that stage with the proposed works deemed to be acceptable.
21. The proposal allows for the sensitive retention of the Grade II listed front range and would ensure that this remains the dominant element with the original function of the building still legible. The proposed works would improve and rebalance the front elevation with the removal of damaging later interventions including the fire escape door and stairwell. The proposed rear extension (with first floor accommodation contained within the roof) would re-use the same footprint and would be sympathetic in massing, roof form and materials to the front range with a high level of detailing. Therefore in light of the above, it is not considered necessary that further amendments are sought on the proposed extension to the Motor House.
22. Whilst the significance of the building would be harmed through the proposed demolition works, it is considered that any harm would be less than substantial with the main historic and architectural interest being preserved and enhanced and as such any harm would be offset through its sensitive restoration into an optimum use and when taken in combination of the great improvements to the listed buildings on site as a whole. The Council's Conservation Consultant response for PLAN/2016/1003 considers that the interest of the building would be retained despite the necessary demolition and alterations. Had the application been recommended for approval a level 2 recording would have been secured via condition had it been permitted

### **Curtilage Listed Buildings**

23. The two lodge buildings are to be re-used and restored as two independent dwellings. Externally the historic and architectural quality of the buildings would

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be preserved with limited additional openings proposed. Whilst there would be some harm to their significance caused through the internal works proposed, these are necessary to ensure their long term viable re-use and when taken in light of the great improvements to the site as a whole, the less than substantial harm is considered to be offset.

24. The existing summer houses are currently in good condition and are proposed to be retained and refurbished. The summer house of the proposed area is proposed to be repositioned. Had the application been recommended for approval, appropriate conditions could have been attached to ensure the safe storage and re-erection of this summer house. As such it is considered that the proposal would preserve the special historic interest that they possess and would not cause harm to their significance.

### **BACKGROUND PAPERS**

1. Site visit photographs
2. Consultation Responses
3. Application files for PLAN/2015/0987, PLAN/2015/0988, PLAN/2016/1003, PLAN/2016/1004 and PLAN/2018/0360

### **RECOMMENDATION**

It is recommended that listed building consent be REFUSED for the following reason:

1. No planning permission exists for the redevelopment of the site and therefore the works proposed to the listed and curtilage listed buildings are unjustified and entirely without purpose. In this regard the proposed development would represent unjustified works to the listed and curtilage listed buildings contrary to Policy CS20 of the Woking Core Strategy 2012, Policy DM20 of the Development Management Policies DPD and the policies in the NPPF.

### **Informatives**

1. The plans relating to the application hereby refused are numbered:

- LP (Received by the LPA on 29.03.2018)
- 670-201 Rev.C (Received by the LPA on 03.05.2018)
- 1171-PL-(MH)-101 Rev.P1 (Received by the LPA on 29.03.2018)
- 1171-PL-(MH)-102 Rev.P1 (Received by the LPA on 29.03.2018)
- 1171-PL-(MH)-103 Rev.P1 (Received by the LPA on 29.03.2018)
- 1171-PL-(MH)-104 Rev.P1 (Received by the LPA on 29.03.2018)
- 1171-EX-(MH)-105 Rev.P1 (Received by the LPA on 29.03.2018)
- 1171-PL-(MH)-106 Rev.P1 (Received by the LPA on 29.03.2018)
- 1171-PL-(MH)-107 Rev.P1 (Received by the LPA on 29.03.2018)
- 1171-PL-(WL)-200 Rev.P1 (Received by the LPA on 29.03.2018)
- 1171-PL-(WL)-201 Rev.P1 (Received by the LPA on 29.03.2018)
- 1171-PL-(WL)-202 Rev.P1 (Received by the LPA on 29.03.2018)
- 1171-PL-(WL)-203 Rev.P1 (Received by the LPA on 29.03.2018)
- 1171-PL-(CH)-400 Rev.P1 (Received by the LPA on 29.03.2018)
- AA7454 2000 (Received by the LPA on 29.03.2018)
- AA7454 2001 (Received by the LPA on 29.03.2018)
- AA7454 2003 (Received by the LPA on 29.03.2018)

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- AA7454 2010 (Received by the LPA on 29.03.2018)
- AA7454 2011 (Received by the LPA on 29.03.2018)
- AA7454 2012 (Received by the LPA on 29.03.2018)
- AA7454 2013 (Received by the LPA on 29.03.2018)
- AA7454 2014 (Received by the LPA on 29.03.2018)
- AA7454 2015 (Received by the LPA on 29.03.2018)
- AA7454 2016 (Received by the LPA on 29.03.2018)
- AA7454 2017 (Received by the LPA on 29.03.2018)
- AA7454 2018 (Received by the LPA on 29.03.2018)
- AA7454 2019 (Received by the LPA on 29.03.2018)
- AA7454 2020 (Received by the LPA on 29.03.2018)
- AA7454 2021 (Received by the LPA on 29.03.2018)
- AA7454 2022 (Received by the LPA on 29.03.2018)
- AA7454 2023 (Received by the LPA on 29.03.2018)
- 670-55 (Received by the LPA on 29.03.2018)
- 670-56 (Received by the LPA on 29.03.2018)
- AA7438-2001 Rev.D (Received by the LPA on 29.03.2018)
- AA7438-2002 Rev.D (Received by the LPA on 29.03.2018)
- AA7438-2003 Rev.D (Received by the LPA on 29.03.2018)
- AA7438-2004 Rev.D (Received by the LPA on 29.03.2018)
- AA7438-2005 Rev.D (Received by the LPA on 29.03.2018)
- AA7438-2006 Rev.C (Received by the LPA on 29.03.2018)
- AA7438-2007 Rev.C (Received by the LPA on 29.03.2018)
- AA7438-2010 Rev.D (Received by the LPA on 29.03.2018)
- AA7438-2011 Rev.D (Received by the LPA on 29.03.2018)
- 670-20 (Received by the LPA on 29.03.2018)
- 670-21 (Received by the LPA on 29.03.2018)
- 670-22 (Received by the LPA on 29.03.2018)
- 670-23 (Received by the LPA on 29.03.2018)
- 670-24 (Received by the LPA on 29.03.2018)
- 670-25 (Received by the LPA on 29.03.2018)
- 670-26 (Received by the LPA on 29.03.2018)
- 670-27 (Received by the LPA on 29.03.2018)
- 670-28 (Received by the LPA on 29.03.2018)
- 670-29 (Received by the LPA on 29.03.2018)
- 670-30 (Received by the LPA on 29.03.2018)
- 670-31 (Received by the LPA on 29.03.2018)
- 670-32 (Received by the LPA on 29.03.2018)
- 670-34 (Received by the LPA on 29.03.2018)
- 670-35 (Received by the LPA on 29.03.2018)
- 670-36 (Received by the LPA on 29.03.2018)
- 670-37 (Received by the LPA on 29.03.2018)
- 670-38 (Received by the LPA on 29.03.2018)
- 670-39 (Received by the LPA on 29.03.2018)
- 670-40 (Received by the LPA on 29.03.2018)
- 670-41 (Received by the LPA on 29.03.2018)
- 670-42 (Received by the LPA on 29.03.2018)
- 670-43 (Received by the LPA on 29.03.2018)
- 670-44 (Received by the LPA on 29.03.2018)
- 670-45 (Received by the LPA on 29.03.2018)
- 670-46 (Received by the LPA on 29.03.2018)
- 670-47 (Received by the LPA on 29.03.2018)

## **24<sup>th</sup> JULY 2018 PLANNING COMMITTEE**

- 670-48 (Received by the LPA on 29.03.2018)
  - 670-49 Rev.A (Received by the LPA on 29.03.2018)
  - 670-50 (Received by the LPA on 29.03.2018)
  - 670-51 Rev.A (Received by the LPA on 29.03.2018)
  - 670-52 Rev.A (Received by the LPA on 29.03.2018)
  - 670-53 Rev.A (Received by the LPA on 29.03.2018)
  - 670-54 Rev.A (Received by the LPA on 29.03.2018)
2. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.