

PLANNING OFFICER REPORT

Application No. MO/2022/1264 Listed Building Consent
Valid Date: 18-Jul-2022
Applicant: Mr & Mrs M and C Nicholls
Case Officer: Donna Bulbeck
Ward(s): Bookham South
Proposal: Demolition of existing modern rear element and erection of a two storey rear extension and 2 No. porches, a new roof to side addition and internal alterations to allow the conversion of the offices to 7 No. flats with associated parking, bin store and landscaping (application for Listed Building Consent)

Amendments /amplifications: Amended floor plans received. Plan numbers 20143 P110 Rev F, 20143 P101 Rev E and 20143 P111 Rev F

Site Location: Fairfield House, 24, High Street, Bookham, Leatherhead, Surrey, KT23 4AG

Committee: Listed Building Consent application accompanying MO/2022/1264 for consistency

RECOMMENDATION: GRANT LISTED BUILDING CONSENT

The Site



1. Description of Site:

1.1. The application site is located in the centre of Bookham village in the main shopping area, close to its attendant facilities and transport links. The site lies in the Great

Bookham Conservation Area and is a Grade II listed building. Access to the site is via the public car park to the west of the site.

2. Description of Proposal:

- 2.1. Listed Building Consent is required for the Demolition of existing modern rear element and erection of a two storey rear extension and 2 No. porches, a new roof to side addition and internal alterations to allow the conversion of the offices to 7 No. flats.

3. Relevant Planning History

LEA/23434

Fairfield House , 24 , High Street , Bookham

To extend toilet to form bathroom which is included in the Ministers list of buildings of architectural or historical interest.

APPROVED WITH CONDITIONS

28-Oct-1971

MO/76/0106

Fairfield House , 24 , High Street , Gt. Bookham

To change the use of Fairfield House (Listed Building Grade II) to offices with basement storage floor area 5000 sq ft gross (464.60 sq m) in grounds of approximately 0.14 acre (0.05 ha), to retain squash court and to convert garage to commercial/sports facilities within a retained site of 0.1 acre (0.04 ha).

REFUSED

22-Mar-1976

TPO/107/2/A

Church Road, Griffin Court & Griffin Way, Bookham, Leatherhead, Surrey, KT23 4JQ

Tree Preservation Order

TPO Confirmed

02-Jun-1976

MO/76/0983

Fairfield House , 24 , High Street , Bookham

Change of use from residential to offices of approximately 4530 sq ft (420.7 sq m) on ground floor and first floor for occupation by Messrs F.J. Hyde & Sons (Fairfield House) Ltd and the use of the basement and second floor of the house of approximately 2380 sq ft (221.1 sq m) as ancillary accommodation for storage and the construction of ten car parking spaces at the rear, with access from existing public car park.

APPROVED WITH CONDITIONS

04-May-1977

MO/81/0218

Adjoining , Fairfield House , 24 , High Street , Great Bookham

Single storey office extension at rear and two garages total floor area 96.5 sq m (1038 sq ft).

APPROVED WITH CONDITIONS

19-May-1981

MO/82/0832

Land at rear of , Fairfield House , 24 , High Street , Great Bookham

Use pair of garages as staff room and kitchen 29 sq m (310 sq ft) as alternative to planning permission MO/81/0218.

APPROVED WITH CONDITIONS
26-Oct-1982

MO/88/0080
Fairfield House , High Street , Bookham
Single storey extension at rear, 54.7 sq m (588 sq ft).
REFUSED
28-Mar-1988

MO/88/0081
Fairfield House , High Street , Bookham
Single storey extension at rear of Grade II Listed Building.
REFUSED
28-Mar-1988

MO/88/0337
Fairfield House , High Street , Bookham , Surrey
Internal alterations and insertion of new front entrance.
APPROVED WITH CONDITIONS
31-May-1988

MO/2001/1890
Fairfield House, 24 High Street, Great Bookham.
Alterations to rear single storey wing including five rooflights to south-east elevation, two air-conditioning condenser units to south-west elevation, alterations to windows and doors.
APPROVED WITH CONDITIONS
11-Feb-2002

MO/2001/1891
Fairfield House, 24 High Street, Great Bookham.
Alterations to rear single storey wing including five rooflights to south-east elevation, two air-conditioning condenser units to south-west elevation, alterations to windows and doors and internal works.
APPROVED WITH CONDITIONS
11-Feb-2002

MO/2022/1263
Fairfield House, 24 High Street, Great Bookham.
Demolition of existing modern rear element and erection of a two storey rear extension and 2 No. porches, a new roof to side addition and internal alterations to allow the conversion of the offices to 7 No. flats with associated parking, bin store and landscaping
UNDER CONSIDERATION

4. Statutory/Internal Consultations

- 4.1. Historic Environment Officer – Following revisions to the internal layout, no objection is raised on heritage grounds.

5. Third Party/Other Representations

Ward Member Representation	Officer Comment	Relevant Condition

Residents Association Representation	Officer Comment	Relevant Condition
Bookham Residents Association supports this application as it would be bring a long unused building in the centre of bookham back into effective use. As well providing accommodation needed in Bookham, compliant with the NDP.	Noted	

Representation	Officer Comment	Relevant Condition
Summary of Responses Received: 0		

6. Constraints

Built Up Area
Listed Building
Site of Archaeological Potential
Tree Preservation Order
Bookham NDP BKH1 Central Area
Bookham NDP Neighbourhood Area
Conservation Area - Great Bookham

7. Development Plan Policies

Core Strategy (CS)

CS14 - Townscape, Urban Design and the Historic Environment

Local Plan (LP)

ENV42 - Preservation and restoration of listed buildings
ENV43 - Alterations and additions to listed buildings

Bookham Neighbourhood Development Plan (BKNDP)

BKEN2: Design and local character

8. Material Considerations

Government Guidance – National Planning Policy Framework (NPPF)

Section 12 – Achieving well-designed places

Section 16 – Conserving and enhancing the historic environment

9. Planning Analysis

- 9.1. Legislation dictates how all applications for listed building consent must be determined. Section 16 of the Planning (Listed Building and Conservation Areas) Act (as amended) states -

9.2. (2) In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State 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.

9.2.1. The main planning issues for consideration are discussed below.

9.3. **Principle of Development**

9.3.1. Listed Building Consent is required as the proposed extensions, new roof to side and internal layouts for the conversion of 7 flats affect the Grade II Listed Building set within the Great Bookham Conservation Area. The proposal is acceptable in principle, subject to consideration of the impact on the fabric and appearance of the listed building which will be assessed below.

9.4. **Official Listing Detail - [FAIRFIELD HOUSE, Non Civil Parish - 1028639 | Historic England](#)**

9.4.1 "GREAT BOOKHAM HIGH STREET TQ 1354 NE (west side) 14/85

7.9.51 No.24 (Fairfield House)

GV II

House, now office. Earlier C18, with later additions; altered. Red brick in Flemish bond; red tile roof. Double-depth plan. Two-and-a-half storeys and 3 bays, symmetrical; chamfered plinth, 3-course band, and eaves cornice with brick dentils; the central doorway has a moulded architrave under a pediment on fluted consoles, and a recessed glazed and panelled door; the window to the right at ground floor is a wide segmental-headed tripartite sash (or 12-pane sash with narrow side lights), but the other windows are all segmental-headed 12-pane sashes with narrow margin panes; the tall mansard roof is swept over the eaves, and contains 2 gabled dormers with 6-pane sashes. There are 2 side-wall chimney stacks at each end. A modern 1½-storey addition at the left end is not of special interest. The rear has a wooden 2-storey addition with a door at ground floor and a Venetian window above, but is otherwise similar to the front. Interior: doglegged staircase with open string, stick balusters and ramped handrail; three C19 cast-iron grates decorated with anthemions etc.; otherwise, altered.

Listing NGR: TQ1354054506".

9.5. **Impact on the significance of the listed building**

9.5.1 Local Plan Policy ENV43 states that alterations and additions to the external fabric or setting of a Listed Building will normally be permitted provided that: the proposals preserve the original architecture, scale, materials, colour, detailing and other significant architectural or historic features of the building concerned and; the proposals do not detract from the character or setting of the building.

9.5.2 This is a relatively unaltered 2-storey plus attic, early C 18th house of red brick with clay tiled mansard roofs and gabled dormers. To the south east is a 1.5-storey early C 20th service range and to the rear north west is a single storey late C 16th / C 17th outbuilding beyond which has been added further single storey accommodation in the late C 20th. These ranges enclose a rear yard which is a much denuded remnant of the original garden, which previously extended much further to the rear and southeast. The house is located in a prominent position, fronting the High Street, where it contributes positively to the character of the conservation area. Access to the house is now provided via a public car park to the north west to the rear yard.

9.5.3 Most recently used as offices, the house has been empty for some time and would benefit from a long term viable use that will provide for its ongoing maintenance. The principle of a return to residential use is acceptable. However, the adaptations required for conversion to 7 apartments currently show a number of interventions that are considered harmful, through the loss of historic fabric and erosion of the original floor plan.

9.5.4 The main concerns relate to the C 18th part of the house and are:

- The new opening from the kitchen/breakfast room to bed 2 within Unit 1 would remove a section of the C 18th outside wall. In addition to the loss of historic fabric, the location of this opening is unfortunate in that it is on the line of the dividing partition that originally separated the front and rear rooms. This would further erode the legibility of the original floor plan. Ideally the accommodation should be reconfigured to use the existing opening and avoid the need to create a new opening. This could involve the relocation of the lobby accessing the WC/shower to Bed 1 and relocating the hob/cooker;
- The opening between the proposed kitchen and dining/living room of unit 6 would result in the loss of a substantial section of C 18th partition together with the door and associated joinery. The partitioning of the section landing to form the stair end of the kitchen is acceptable, subject to the work being reversible and the original opening remaining legible. However, I'm not convinced an 'open plan' kitchen/dining area is essential for the apartment to function and the existing partition and door that are currently shown as being demolished should be reinstated.
- The timber/stud partition walls that are proposed to be demolished to form the stair end of the bathroom within unit 7 appear to date from the C 18th or C 19th and contribute to the interest of the building. These should be retained and relocated to form the entrance to the bathroom, re-orienting the bath if needed. The loss of the section of (probably C 18th or C 19th lath/plaster) partition to allow for the large shower is regrettable and would ideally be avoided.
- The proposed rooflight within the rear mansard roof is relatively large and would result in the loss/trimming of several rafters. This should be reduced in width, to minimise the number of rafters lost.

9.5.5 The works to the early C 20th service wing will result in the loss of later historic fabric and disruption of the floor plan but are of lower significance than the original C 18th

house. The addition to this range, in matching style and materials is acceptable to the Historic Environment Officer. The alterations to the C 17th outbuilding and later (C 20th) additions do not involve the loss of historic fabric and would retain the open character and feel of the outbuilding. The loss of the modern WC block would be a positive intervention the Historic Environment Officers view.

9.5.6 The applicant has addressed points 1-3 by revising the room layouts to reduce the removal of the fabric of the building. In terms of point 4, the rooflight is required to be a certain size to meet the requirements of Building Regulations in which the historic environment officer has accepted in that the harm that would arise would not be significantly harmful to the fabric of the building.

9.5.7 Taking all the amendments into account, and the benefits of putting this building into a long-term sustainable use, the scheme can be fully supported on heritage grounds. Compliant with Core Strategy policy CS14, Local Plan Policies ENV42 and ENV43 and the advice within the NPPF.

10. Conclusion

10.1. The conversion, refurbishment and extension to the building to create 7 units is considered to be acceptable and would bring back a long unused building. The changes proposed would not harm the significance of the heritage asset compliant with Core Strategy policy CS14, Local Plan Policies ENV42 and ENV43 and the advice within the NPPF.

11. Recommendation

11.1. Listed Building Consent be Granted subject to the following conditions

Conditions

1. The development for which 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. Before any above ground works take place, details of the materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure the development harmonises with its surroundings in accordance with Mole Valley Local Plan policy ENV22 and policy CS14 of the Mole Valley Core Strategy.

3. Before any above ground works take place, details of the hard surfacing to be used within the site shall be submitted to and approved in writing by the Local

Planning Authority. The details shall indicate either porous materials or the provision of a direct run-off from the hard surface to a permeable or porous area. All hard surfacing shall be carried out in accordance with the approved details, completed prior to the first occupation of the development hereby permitted and thereafter, permanently retained as such.

Reason: To preserve the visual amenity of the area and prevent the increased risk of flooding, in accordance with Mole Valley Local Plan policy ENV25 and policies CS14 and CS20 of the Mole Valley Core Strategy.

4. Before any above ground works take place, details of all internal and external joinery shall be submitted to and approved in writing by the Local Planning Authority including materials, method of opening and large scale drawings showing sections through mullions, transoms and glazing bars. Windows and door openings should have a reveal to be agreed. The development shall thereafter be implemented in accordance with the approved details.

Reason To ensure that the development is in keeping with the character of the locality in accordance with Mole Valley Local Plan policy ENV22 and policy CS14 of the Mole Valley Core Strategy.

5. Before any above ground works commence, full details of all proposed extract flues, ventilation systems and meter boxes shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.

Reason To preserve the visual amenity of the area in accordance with Mole Valley Local Plan policy ENV22 and policy CS14 of the Mole Valley Core Strategy.

6. Before any above ground works commence, a detailed schedule of all mortar mixes, plaster and renders to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.

Reason: To ensure that the details are appropriate to the architectural and historic character of the building of special architectural or historic interest, in accordance with Mole Valley Local Plan policy ENV43 and policy CS14 of the Mole Valley Core Strategy.

7. All new and repaired brickwork shall be formed with a bond and a mortar mix to be approved in writing by the Local Planning Authority prior the commencement of any above ground works. The development shall thereafter be implemented in accordance with the approved details.

Reason: To preserve the visual amenity of the area in accordance with Mole Valley Local Plan policy ENV22 and policy CS14 of the Mole Valley Core Strategy.

8. Prior to the commencement of these elements of work, a method statement describing the means by which partitions are to be altered/removed, including

the repositioning of the matchboard panelling to form the proposed second floor bathroom, shall be submitted to and approved by the Local Planning Authority in writing, and the development shall thereafter be undertaken in accordance with the approved scheme.

Reason: To protect and preserve the character of the listed building in accordance with Mole Valley Local Plan policy ENV22 and policy CS14 of the Mole Valley Core Strategy.

9. Prior to installation, further details of the method of providing thermal, acoustic and fire insulation to the walls, floors and ceilings shall be submitted to and approved by the Local Planning Authority in writing before these works commence and the works shall thereafter be undertaken in accordance with the approved scheme.

Reason: To protect and preserve the character of the listed building in accordance with Mole Valley Local Plan policy ENV22 and policy CS14 of the Mole Valley Core Strategy.