

20/P/01058 - White Horse Yard, High Street, Ripley



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Print Date: 11/02/2022



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GUILDFORD
BOROUGH

App No: 20/P/01058
Appn Type: Listed Building Consent
Case Officer: Jo Trask
Parish: Ripley
Agent :

8 Wk Deadline: 04/03/2022

Ward: Lovelace
Applicant: Mr M Hendy
Shanly Homes Limited
21 The Crescent
Leatherhead
KT22 8DY

Location: White Horse Yard, High Street, Ripley, GU23 6BB
Proposal: Listed Building Consent for the partial demolition of the existing wall to enable the erection of 26 houses and flats, associated landscaping, open space, access and parking following demolition of buildings.

Executive Summary

This application was deferred from 2 February 2022 committee for members to consider at the same time as the full application is being reported.

Reason for referral

This application has been referred to the Planning Committee because more than 10 letters of objection have been received, contrary to the Officer's recommendation.

Key information

This application is for Listed Building Consent in association with the planning application 20/P/01057 for 26 dwellings.

Summary of considerations and constraints

The application is for listed building consent. The assessment is whether harm to the heritage assets is identified, the level of harm and whether public benefit exists to outweigh the identified harm.

Less than substantial harm is identified to the heritage assets. The public benefits identified through the removal of the existing on site structures and provision of 26 dwellings outweighs the less than substantial harm.

Due regard has been given to the provisions of Section 16 of the Planning (Listed Building and Conservation Areas) Act 1990.

RECOMMENDATION:

Approve - subject to the following condition(s) and reason(s) :-

1. The works for which listed building consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

Reason: In pursuance of Section 196D of the Town and Country Planning Act 1990 and Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing Title	Dwg. Ref (As Submitted)	Amended
Location Plan	1366/PLN/200	-
Demolition Plan	1366/PLN/221	-

Reason: To ensure that the development is carried out in accordance with the approved plans and in the interests of proper planning.

3. The Listed Building Consent to which this decision relates shall not be implemented until planning permission has been granted that delivers a housing scheme on the site.

Reason: To protect the heritage assets.

4. No works to the listed wall shall take place until a full repair schedule and method statement for the alteration, repair and reinstatement of the curtilage listed wall including drawings as may be required for new openings (piers, gates etc.) has been submitted to and approved in writing by the local planning authority. The works shall thereafter be carried out in accordance with the approved details.

Reason: To safeguard the historic interest of the heritage asset. This pre commencement condition goes to the heart of the listed building consent.

5. No works or demolition shall take place on the Coachworks Barn until a method statement for the dismantling of the building so that the works do not damage/harm the adjacent curtilage listed wall has been submitted to and approved in writing by the local planning authority. The works shall thereafter be carried out in accordance with the approved details.

Reason: In order to safeguard the special architectural and historic interest of the heritage asset. This pre commencement condition goes to the heart of the listed building consent.

Informatives:

1. This statement is provided in accordance with Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. Guildford Borough Council seek to take a positive and proactive approach to development proposals. We work with applicants in a positive and proactive manner by:
- Offering a pre application advice service

- Where pre-application advice has been sought and that advice has been followed we will advise applicants/agents of any further issues arising during the course of the application
- Where possible officers will seek minor amendments to overcome issues identified at an early stage in the application process

However, Guildford Borough Council will generally not engage in unnecessary negotiation for fundamentally unacceptable proposals or where significant changes to an application is required.

In this case pre-application advice was sought and provided which addressed initial issues, the application has been submitted in accordance with that advice, however, further issues were identified during the consultation stage of the application. Officers have worked with the applicant to overcome these issues.

Officer's Report

Site description.

The site has been inset from the Green Belt. The application site measuring 0.97ha, is an allocated site under policy A44 in the Local Plan for approximately 26 dwellings and 90sqm of retail or service uses. Part of the site to the south and east remains in the Green Belt

The site is located within the Ripley Conservation Area, an Area of High Archaeological Potential, within the 400m to 5km Thames Basin Heath SPA buffer and is in proximity of Grade II and Grade II* buildings.

The site frontage is identified as being located within a district shopping centre.

The site has a frontage to the High Street, with access taken from the existing access point serving the redundant fore court employment units and residential properties along White Horse Yard. The site widens significantly to the rear, extending behind the Talbot Hotel. The land inset from the Green Belt tightly reflects the application red edge, with land to the south and east of the application site being Green Belt.

The site comprises a petrol filling station within the front part of the site, with direct vehicular access onto the High Street, to the rear lie three buildings used for car sales, storage, and a vehicle workshop and beyond a yard area comprising parking for a vehicle repairs business. The eastern part of the site comprises unmanaged land. A wall running north south separates the unmanaged land from the workshop and parking area. To the east the site is bounded by mature trees, to the north the Talbot Hotel Grade II* listed and the Barn Grade II listed, to the south Ripley school playing fields and to the west residential properties.

Proposal.

Listed Building Consent for the partial demolition of the existing wall to enable the erection of 26 houses and flats, associated landscaping, open space, access and parking following demolition of buildings.

Relevant planning history.

Reference:	Description:	Decision Summary:	Appeal:
20/P/01057	Erection of 26 houses and flats, associated landscaping, open space, access and parking following demolition of buildings including the partial demolition of the listed curtilage wall.	Pending	N/A

Consultations.Statutory consultees

Surrey Archaeology: Request a condition to secure a programme of archaeological work in accordance with a Written Scheme of Investigation to appropriately mitigate any archaeology.

Amenity groups/Residents associations

Guildford Society: Objects on the following grounds:

- Fails to address sensitive location
- Scale, building and roof form and detailing of plots 1-3 ignore the Conservation Area and setting of the listed building
- more appropriate to suburban setting
- curb should be provided to SW access.
- close scrutiny should be given to viability assessment.

Third party comments:

19 letters of representation have been received raising the following objections and concerns:

- out of character
- overbearing
- substantial and prominent in CA
- Harm to CA and heritage assets no public benefits
- Coachworks building should be retained
- use of materials
- use of the access contrary to outline consent
- impact on safety, noise, ecology and pollution
- rights over lane of White Horse Lane properties
- inappropriate to use White Horse Lane for construction traffic
- damage to road, foundations and disruption (Officer note: SCC Highways have requested a Construction Transport Management Plan condition)
- require a construction environmental management plan
- increased use of lane
- widening of lane will alter character and increase usage of lane
- outline had access further along High Street
- loss of employment site
- lack of retail/service provision contrary to policy
- ecology, bats and biodiversity
- lack of affordable housing
- insufficient parking

- impact on trees
- infrastructure

Following the receipt of amended plans 9 additional letters have been received reiterating the original comments and making the further points:

- adverse impact on CA
- adverse impact on listed buildings
- loss of employment
- absence of affordable housing
- access and parking
- lowering of roof of plots 1-3 by 600mm does little to address impact
- buffer is green belt
- change of character of lane
- separate access required
- lack of amenity land
- highway safety

Planning policies.

National Planning Policy Framework (NPPF):

Chapter 16: Conserving and enhancing the historic environment

Guildford Borough Local Plan: strategy and sites 2015-2034

The Guildford borough Local Plan: strategy and sites was adopted by Council on 25 April 2019. The Plan carries full weight as part of the Council's Development Plan. The Local Plan 2003 policies that are not superseded are retained and continue to form part of the development plan (see Appendix 8 of the Local Plan: strategy and sites for superseded Local Plan 2003 policies).

The Council is able to demonstrate a five year housing land supply with an appropriate buffer. This supply is assessed as 7.00 years based on most recent evidence as reflected in the GBC LAA (2021). In addition to this, the Government's recently published Housing Delivery Test indicates that Guildford's 2021 measurement is 144%. For the purposes of NPPF footnote 7, this is therefore greater than the threshold set out in paragraph 215 (75%). Therefore, the Plan and its policies are regarded as up-to-date in terms of paragraph 11 of the NPPF.

D3 Historic environment

Planning considerations.

The main planning considerations in this case are:

- the impact on the heritage asset

Statutory provisions:

Section 16(2) of the Planning (Listed buildings and Conservation Area) Act 1990 states that '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.'

NPPF provisions:

It is one of the core principles of the NPPF that heritage assets should be conserved in a manner appropriate to their significance. Chapter 16 of the National Planning Policy Framework addresses proposals affecting heritage assets. Para 199 sets out that 'great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'. the NPPF sets out that the local planning authority should identify and assess the particular significance of any heritage asset...They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Paras 199-205 set out the framework for decision making in planning applications relating to heritage assets and this application takes account of the relevant considerations in these paragraphs.

This application proposes development affecting the setting of listed buildings (The Talbot; The Barn; The curtilage wall; White Horse Cottage; Barn Cottage and The Pharmacy). Talbot Hotel a Grade II* listed building and the Barn a Grade II listed building. The Talbot Hotel dates from 16th Century and has under gone extensions and alterations during the 18th Century and later. Formerly a Coaching Inn it is associated with the historic growth of Ripley. The Talbot Hotel remains a public house and hotel. It is a good example of one of the earliest coaching inns in Ripley, dating from the sixteenth century around the time when Henry VIII established Portsmouth as an important naval base. The importance of the Talbot is evidentially, historically and aesthetically. It is a timber framed construction, with a re fronted Georgian facade onto the High Street.

The Barn, located to the rear of the Talbot Hotel dates from the 17th Century. Comprising a single storey red brick structure with hipped tiled roof. It is Grade II listed and its listing is separate to the Talbot Hotel. Its significance lies in its historic function and aesthetic and evidential value.

A curtilage wall runs north south within the rear part of the site. This is curtilage listed and provides setting for the principle listed structure.

White Horse Cottage, Barn Cottage and The Pharmacy are Grade II listed, located on the High Street and White Horse Lane.

The development will result in the demolition of the existing garage structures which will have a positive impact upon the setting of the neighbouring listed buildings. The removal of the existing structures would serve to improve and enhance the setting of the neighbouring listed buildings (The Ripley Pharmacy and Cottage adjoining; The Talbot & Barn). The partial demolition of the curtilage listed wall was considered under the earlier appeal application, where the Inspector allowed the appeal. The removal of two parts of the wall to allow access through the rear part of the site. The previous appeal decision granted the acceptability of creating an opening through the existing wall. Subject to conditions to ensure the demolition is carried out in accordance with the submitted demolition statement by Exacliber Services Ltd and that any bricks removed are reused within the newly formed entrances, for any necessary repair works and to be used for reinforcement should a buttress be required for stabilisation no objection is raised to this approach. It would result in some harm.

The development whilst visible from the parking area serving the Talbot it would be set against the newer accommodation block. Due to the location of the development and subject to the retention of the wall of the 'L' shaped barn no harm is identified to the setting of the listed buildings.

The terrace of three dwellings fronting High Street will enhance the setting of the Conservation Area. The use of traditional materials and tile hanging, to be secured by condition, to enhance the character of the Conservation Area. The terrace of three dwellings has been designed to respect the limited threshold between the public footpath and the property, this characteristic is identified in the Conservation Area Appraisal.

Boundary treatment between plots 1 and 4 will be secured by a landscaping condition to ensure the setting of the assets (The Ripley Pharmacy and Cottage adjoining) are respected.

As such the application will result in:

Less than substantial harm to the significance of the designated heritage asset and/or its setting. In line with para 202 of the NPPF it is necessary to weigh this against any public benefit. In line with the Planning (Listed Building and Conservation Area) Act 1990 special regard is given to preserving the heritage asset.

The development would provide public benefit to the wider conservation area through the demolition of the on site structures and removal of the car yard. Public benefit is provided through securing dwellinghouses in line with the policy allocation for the site, contributing to meeting the Boroughs housing need. The demolition of the existing structures will enhance the setting of the listed buildings, public benefit is afforded to this.

The harm to the significance of the designated heritage asset is outweighed by the public benefit identified and therefore consent should be granted. Due regard has been given to the provisions of Section 16 of the Planning (Listed Building and Conservation Areas) Act 1990.