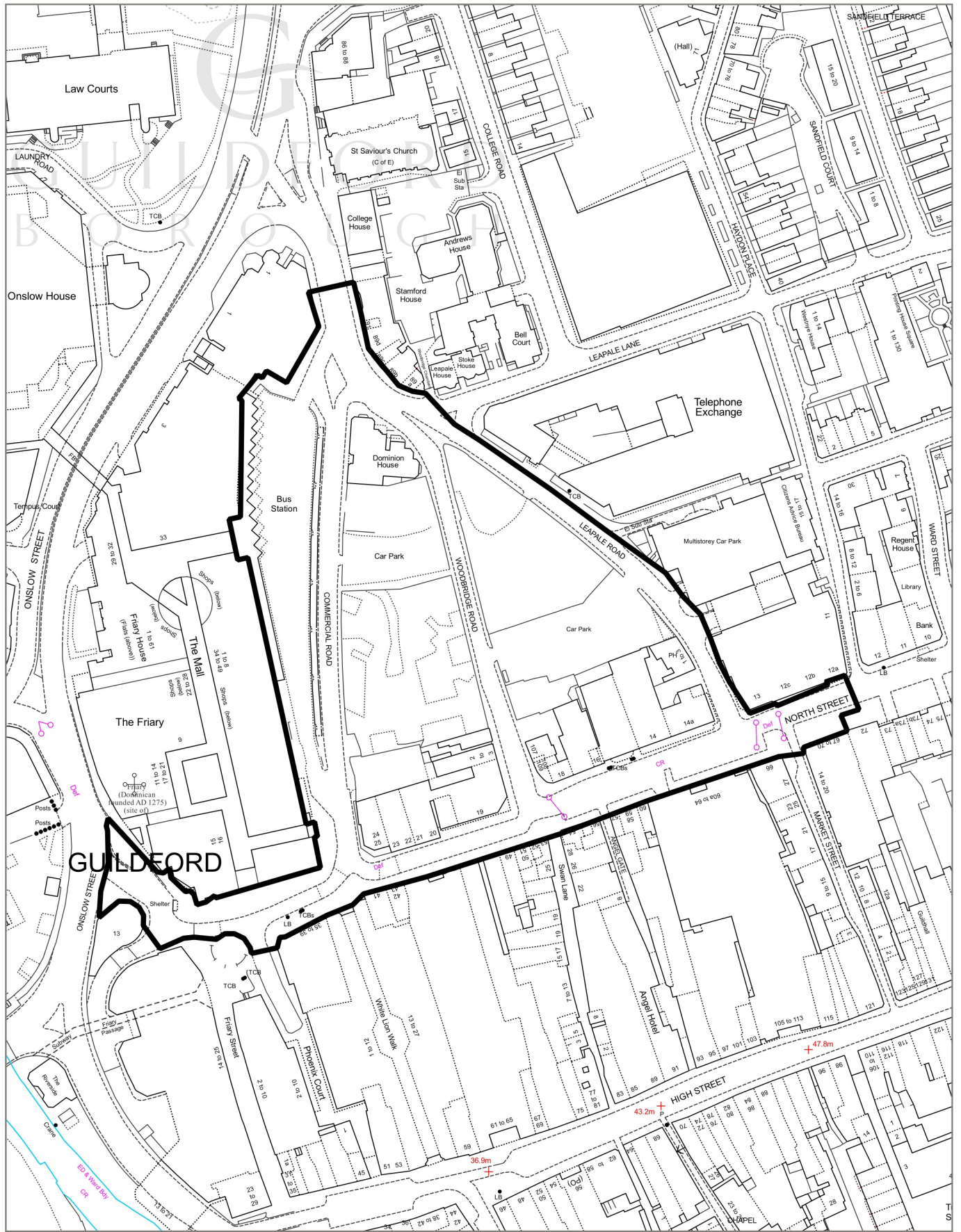


23/P/01212 - 17 North Street, Guildford



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Print Date: 29/09/2023



Not to Scale



GUILDFORD
BOROUGH

23/P/01212 – 17 North Street Guildford, GU1



Not to scale

App No: 23/P/01212
Appn Type: Listed Building Consent
Case Officer: John Busher
Parish: Holy Trinity
Agent : Mr R Steele
Savills Guildford
244-246 High Street
Guildford
GU1 3JF

8 Wk Deadline: 06/11/2023

Ward: Castle
Applicant: Mr Robert Packham
St Edward Homes

Location: 17 North Street, Guildford, GU1 4AF

Proposal: Listed Building Consent for works to 17 North Street associated with detailed application (23/P/01211) for a mixed use redevelopment at North Street, Leapale Road and including Commercial Road and part of Woodbridge Road, Guildford.

Executive Summary

Reason for referral

This application has been referred to the Planning Committee as it forms a fundamental constituent part of the North Street regeneration proposals, which are being considered elsewhere on this agenda.

Key information

The proposal is for listed building consent for works to 17 North Street which is known as All Bar One.

It is noted that works are required to the western elevation of 17 North Street as the building which is currently attached to it (18 North Street) is to be demolished to facilitate the wider North Street regeneration scheme. The demolition of number 18 would expose the western side wall of the listed building and works would be required to repair it. These remedial works are the subject of this application.

Summary of considerations and constraints

In terms of the physical impact upon 17 North Street, there is a reasonable chance that the process of removal and / or making good could have an influence upon the asset's structure and fabric. To ensure that the works are undertaken in an acceptable manner, a method statement could be secured as a condition.

It has been concluded that the proposal would not result in any harm to the significance of 17 North Street and therefore, the proposal is deemed to be acceptable.

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 works hereby permitted shall be carried out in accordance with the following approved plans: 01653-JTP-ES-RF-DR-A-0001 REV P1, 01653C-JTP-ES-UG-DR-A-0012 REV P1, 1653-JTP-MP-ZZ-DR-A-0404 REV P1, 01653C-JTP-ES-XX-DR-A-0008 REV P1 and 01653C-JTP-ES-XX-DR-A-0010 REV P1.

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

3. Before the works hereby approved are commenced (including the demolition of 18 North Street), a Method Statement will be submitted to and approved in writing by the Local Planning Authority. The Statement shall set out how the demolition works will be carried out as well as providing further information on any repair and reinstatement works that are required to 17 North Street. The works shall only be carried out in full accordance with the agreed details.

Reason: To ensure that the works do not have an adverse impact on the significance of the listed building.

Officer's Report

Site description

The works associated with this application relate to 17 North Street which is currently in occupation as a bar / restaurant which is known as All Bar One. The building is Grade II listed.

The site is located within the urban area of Guildford and within the town centre boundary. It is opposite (north of and not within) Guildford Town Centre Conservation Area and within an Area of High Archaeological Importance.

In terms of the surrounding land uses it is noted that the site fronts onto North Street which is characterised mainly by retail, commercial and office uses.

The application site forms part of a larger allocation in the Local Plan under policy A5. The allocation is discussed in detail as part of the assessment of the main application (23/P/01211), but in summary, the allocation is for a comprehensive mixed-use redevelopment with an additional:

- approximately 41,000 sq. m (gross) comparison retail floorspace or a figure that is consistent

with subsequent updates to the Guildford Retail and Leisure Study

- approximately 6,000 sq. m food and drink (A3) and drinking establishments (A4)
- approximately 400 homes (C3)
- provision of 1 gym (D2)

Proposal

Listed Building Consent for works to 17 North Street associated with detailed application (23/P/01211) for a mixed-use redevelopment at North Street, Leapale Road and including Commercial Road and part of Woodbridge Road, Guildford.

It is noted that works are required to the western elevation of 17 North Street as the building which is currently attached to it (18 North Street) is to be demolished to facilitate the wider North Street regeneration scheme. The demolition of number 18 would expose the western side wall of the listed building and works would be required to repair it. These remedial works are the subject of this application.

Relevant planning history

Reference:	Description:	Decision Summary:	Appeal:
23/P/01211	A mixed-use redevelopment on a site bounded by North Street, Leapale Road and including Commercial Road and part of Woodbridge Road, Guildford comprising: • Demolition of existing buildings; • A new bus interchange with new access junction arrangement, new canopy, waiting facilities, a hard and soft landscaped pedestrian public area and hardstanding; • Erection of buildings ranging from 4 to 13 storeys comprising the following uses: residential dwellings with associated car parking, hard and soft landscaped communal areas, ancillary cycle storage, residents gym, concierge and management office (Use Class C3); flexible non-residential floor space (Class E) together with; • Hard and soft landscaped areas to form pedestrianised streets and public spaces; • Associated vehicular access, servicing arrangements, plant, highway works (including alterations to North Street, Leapale Road and Commercial Road; and junctions at Leapale Road / North Street; Leapale Road / Commercial Road / Woodbridge Road) and associated	Reported elsewhere on this agenda.	N/A

infrastructure; • The stopping up of adopted highway (including Commercial Road and Woodbridge Road); • Alterations to a Listed Building (17 North Street) including the exposure to part of the flank elevation and party wall works.

22/P/01336	A mixed use redevelopment on a site bounded by North Street, Leapale Road and including Commercial Road and part of Woodbridge Road, Guildford comprising: • Demolition of existing buildings; • A new bus interchange with new access junction arrangement, new canopy, waiting facilities, a hard and soft landscaped pedestrian public area and hardstanding; • Erection of buildings ranging from 4 to 13 storeys comprising the following uses: residential dwellings with associated car parking, hard and soft landscaped communal areas, ancillary cycle storage, residents gym, concierge and management office (Use Class C3); flexible non-residential floor space (Class E) together with; • Hard and soft landscaped areas to form pedestrianised streets and public spaces; • Associated vehicular access, servicing arrangements, plant, highway works (including alterations to North Street, Leapale Road and Commercial Road; and junctions at Leapale Road / North Street; Leapale Road / Commercial Road / Woodbridge Road) and associated infrastructure; • The stopping up of adopted highway (including Commercial Road and Woodbridge Road); • Alterations to a Listed Building (17 North Street) including the exposure to part of the flank elevation and party wall works.	Refused by Planning Committee January 2023*	Appeal to be heard by Public Inquiry December 2023
22/P/01337	Listed Building Consent for works to 17 North Street associated with detailed application (22/P/01336) for a mixed use redevelopment at North Street, Leapale Road and including	Refused January 2023**	Appeal to be heard by Public Inquiry December

* As noted above, a previous planning application was refused by Members in January 2023. The differences between the refused scheme (22/P/01336) and the application to be considered (23/P/01211), are set out in detail in the report included elsewhere in this agenda.

** The previous listed building consent (22/P/01337) associated with the planning application (22/P/01336), was also refused in January 2023 under delegated powers. The sole reason for refusal is set out below:

1. As planning application (22/P/01336) which includes the demolition of number 18 North Street has been refused planning permission, the repair and making good works proposed through this application would be unnecessary. In addition, the partial demolition works proposed to the chimney stacks of number 18 North Street would have an impact on the historic fabric of the building. Bearing in mind that planning application 22/P/01336 has been refused, no evidence has been submitted to justify these works and there are no known public benefits which would outweigh the potential harm caused. The loss and change to the historic fabric of the listed building is therefore deemed to be contrary to the statutory tests set out in the Planning (Listed Building and Conservation) Areas Act 1990, Policy D3 of the Guildford Borough Local Plan: Strategy and Sites, 2019; Policies D16 and D17 of the Guildford Borough (Submission) Local Plan: Development Management Policies (incorporating the Inspector's main modifications), 2022 and the guidance contained in the National Planning Policy Framework, 2021.

Consultations

Historic England: Historic England have not offered any specific comments on this application for listed building consent.

Third party comments

It is noted that three letters of representation have been received which note objections to the application. However, comments made do not relate to the listed building consent application, but the main application for the redevelopment of the wider site (i.e. 23/P/01211).

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 policies considered relevant to this proposal are set out below:

Policy D3. Historic Environment

Guildford Borough Local Plan: Development Management Policies (LPDMP) adopted 2023:

The policies considered relevant to this proposal are set out below:

Policy D18: Designated heritage assets

Policy D19: Listed buildings

Planning considerations

Heritage assessment

Statutory provisions: Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 states that 'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, 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.'

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. Paragraph 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 also 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.

Paragraphs 199-203 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. The policies from the LPDM and LPSS reflect the requirements of the NPPF. The Council's Conservation Officer has assessed the application and notes the following.

This listed building is three-storey property which is an early nineteenth century shop, which has since been converted into a bar, with accommodation above. It is constructed of grey brick and covered over by a hipped slate roof, which is obscured by a brick dentilled plat band parapet. Two tall brick chimneys with dentil decoration are located on the property's western side, each carrying three chimney pots. Window openings on the upper floors are recessed with timber or stone sills and splayed brick headers. Joinery is typically sash (hornless), with those to the first floor being two over two but with the upper glazing bars having been removed and the glazing replaced with single panes. At second floor level the openings are smaller and thus the windows are three over six with the upper sash being half the height of the lower. A plate glass shopfront with central door sits across the ground floor elevation and is accentuated and decorated by means of two attached fluted Doric columns. Access into the property is by a set of three steps. A further door (six panelled) sits off to the right-hand side, and this too is marked by a further two fluted Doric columns.

The Conservation Officer notes that the significance of 17 North Street can be summarised as:

- a building of special interest as reflected by its Grade II listing status;
- the brick tone is not local to Guildford and thus indicates that it was imported to the town. The transportation of this material at the time of construction would have been at great cost, therefore indicating that whoever commissioned its construction was relatively wealthy; and
- it illustrates early nineteenth century domestic and commercial detailing and design.

As regards the impact on significance, the Conservation Officer notes that it is proposed to demolish 18 North Street which adjoins directly on to this heritage asset. This property has been identified as a non-designated heritage asset and thus the principal of the loss of this building is considered and dealt with through planning application 23/P/01211, which as noted above is reported elsewhere on this agenda. Nevertheless, it is recognised that its removal has the potential to have a physical impact upon 17 North Street, as well as an impact upon its setting.

Starting with setting, it is acknowledged that the architectural and historic interest of 18 North Street contributes positively to the setting of this heritage asset and thus its demolition would result in further removal of its historic setting and some erosion of the asset's significance. However, there is recognition that the alteration to this setting is somewhat offset by the creation of a new public square in its place, which it is noted has been designed sympathetically using an appropriate material palette of natural aggregate flag paving (light grey) and natural aggregate block paving (terracotta blend) that is considerate to the surrounding historic environment.

In terms of the physical impact upon 17 North Street, there is a reasonable chance that the process of removal and / or making good could have an influence upon the asset's structure and fabric. However, to what extent is currently uncertain as there are still a number of unknowns. Nevertheless, the methodology currently set out in the supporting document has been sensitively considered and appears appropriate for the context of the works. The Conservation Officer particularly welcomes the provision of a further method statement that is to be presented to the Local Planning Authority two weeks before the commencement of works. At that point, more information should have been gained to inform the method statement. This could be secured as a condition.

Conclusion

Given the above, it has been concluded that the proposal would not result in any harm to the significance of 17 North Street. As such, there is no requirement for an assessment of the public benefit balance. The proposal is deemed to be compliant with the statutory tests set out in the Planning (Listed Building and Conservation) Areas Act 1990, policy D3 of the LPSS and policies D18 and D19 of the LPDMP.