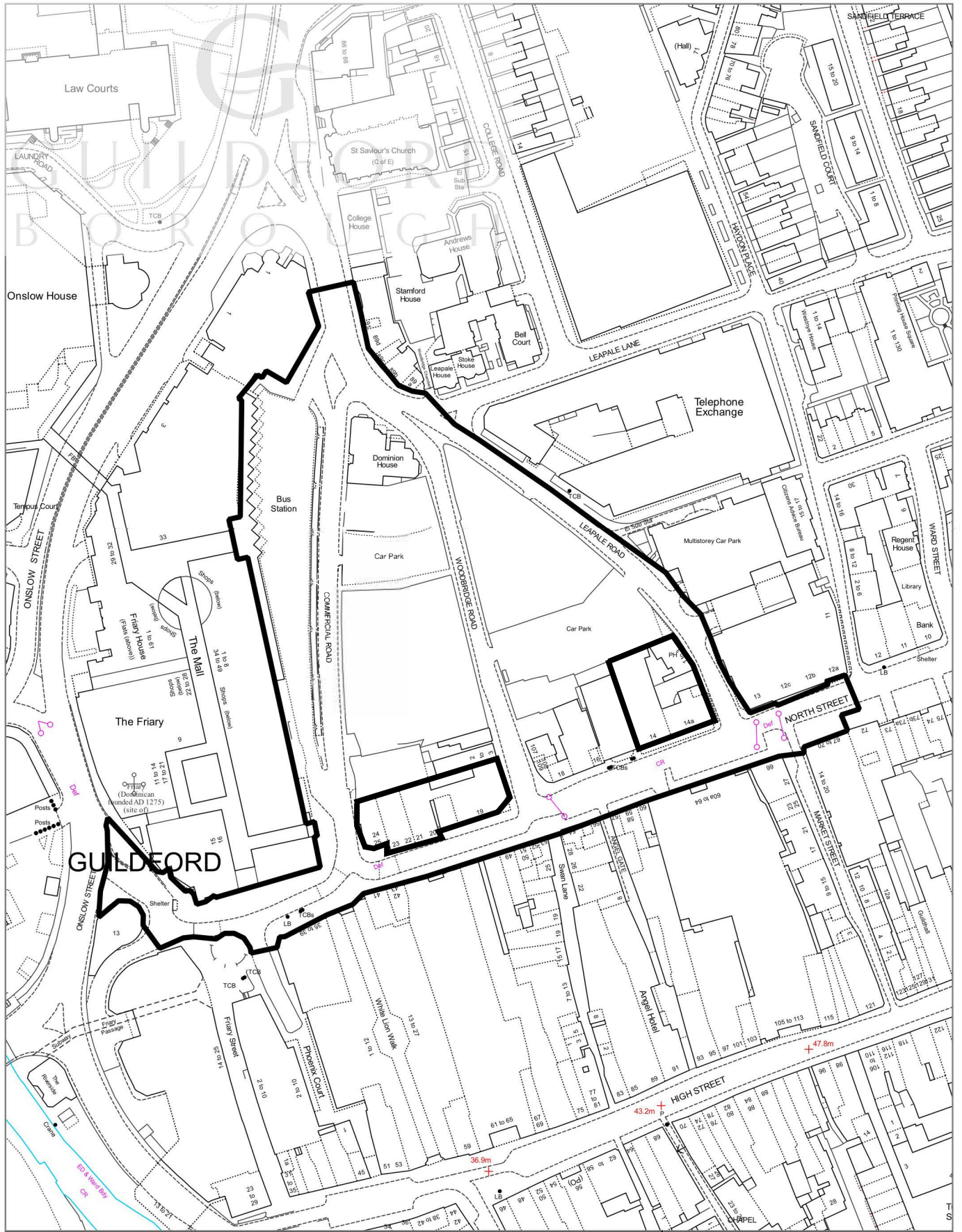


22/P/01337 - Land Bounded By The Friary Centre Bus Station, North Street And Leapale Road, Guildford



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Print Date: 16/12/2022



Not to Scale



GUILDFORD
BOROUGH

**22/P/01337 - Land bounded by the Friary Centre Bus Station,
North Street and Leapale Road, Guildford, GU1**



Not to scale



App No: 22/P/01337
Appn Type: Listed Building Consent
Case Officer: John Busher

8 Wk Deadline: 13/01/2023

Parish: Friary & St. Nicolas
Agent : Mr. Robert Steele
Savills Guildford
244-246 High Street
Guildford
GU1 3JF

Ward: Friary & St. Nicolas
Applicant: Mr. Robert Packham
St Edward Homes Ltd c/o
Agent

Location: Land bounded by the Friary Centre Bus Station, North Street and Leapale Road, Guildford, GU1

Proposal: 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 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 also being considered by the Planning Committee.

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: 0001 REV P1; 0012 REV P1; 0008 REV P1 and 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 17 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 18 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 (22/P/01336), but in summary, the allocation is for: a comprehensive mixed use redevelopment with an additional:

1. approximately 41,000 sq m (gross) comparison retail floorspace or a figure that is consistent with subsequent updates to the Guildford Retail and Leisure studies
2. approximately 6,000 sq m food and drink (A3) and drinking establishments (A4)
3. approximately 400 homes (C3)
4. provision of 1 gym (D2)

Proposal

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 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:
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: <ul style="list-style-type: none">• 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 Rd) 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.	R e p o r t e d elsewhere on this agenda.	N/A

- 09/P/02043 Application to extend the time limit for A p p r o v e d N/A
the implementation of 04/P/00090 October 2010
approved 23/12/2004 for outline
application for comprehensive mixed
use redevelopment of land bounded
by North Street, Friary
Centre/Commercial Road and Leapale
Road to provide up to a maximum of
170 residential units, shops (Class
A1), professional and financial units
(Class A2), restaurants and cafes
(Class A3), community space (Class
D1), replacement bus station, a public
square, residential car parking,
servicing, plant, the refurbishment of
existing Friary Centre and ancillary
works.
- 06/P/00028 Reserved matters application pursuant Approved March N/A
to outline application 04/P/0090 for 2006
design, external appearance and
landscaping only in respect of
residential (use class C3), shops (use
class A1), financial and professional
services (use class A2), restaurants
and cafes, drinking establishments
and hot food takeaway (use classes
A3-A5), community use (use class
D1), leisure (use class D2), bus station
and refurbishment of part of existing
Friary Centre. (As amended by plans
received on 24 February 2006
detailing confirmation of reconstituted
stone for building 3, changes to
buildings 1, 4, 5 and 7 and to elements
of public realm; a drop off point
introduced along Leapale Road to
improve integration with the bus
station and disabled access; greater
detail provided on the bus station;
design of the shop fronts now
included; Yorkstone sets introduced
along the main alley by building 3 and
along the route from the Square to
Leapale Road; indicative public art
proposals and update perspectives).
- 04/P/00040 Outline application for comprehensive A p p r o v e d N/A
mixed use redevelopment of land December 2004
bounded by North Street, Friary
Centre/Commercial Road and
Leapale Road to provide up to a
maximum of 170 residential units,
shops (Class A1), professional and

financial units (Class A2), restaurants and cafes (Class A3), community space (Class D1), replacement bus station, a public square, residential car parking, servicing, plant, the refurbishment of existing Friary Centre and ancillary works.

- 01/P/02222 Redevelopment of land bounded by R e f u s e d N/A
North Street, Friary September 2002
Centre/Commercial Road and Leapale Road to provide an extension (26,112m²) to existing Friary Centre. The mixed use development will include shop units (class A1), professional and financial units (class A2), restaurants and cafes (class A3), community space (class D1), covered bus station, pedestrian footbridge over Leapale Road, servicing, plant, the refurbishment of existing Friary Centre and ancillary works.
- 00/P/00918 Redevelopment to provide a new bus Withdrawn July N/A
station, retail development (26,640 sq 2001
metres - Class A1 shops and Class A3 restaurants and cafes) including an arcade; associated highway works and landscaping; and the change of use (Class A1 to Class A2) and re-cladding of the Post Office building at 15 North Street.

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 one letter of representation has been received which notes an objection to the application. However, it is noted that the comments made do not relate to the listed building consent application, but the main application for the redevelopment of the wider site (i.e. 22/P/01336).

Planning policies

National Planning Policy Framework (NPPF):

Chapter 16. Conserving and enhancing the historic environment

Guildford Borough Local Plan: Strategy and Sites 2015-2034:

Policy D3 Historic Environment

Guildford Borough (Submission) Local Plan: Development Management Policies (June 2022):

The National Planning Policy Framework provides the following advice at paragraph 48, 'Local Planning Authorities may give weight to relevant policies in emerging plans according to:

- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

The Council's Local Plan Development Management Policies (LPDMP) can now be considered to be at an advanced stage in production. The hearing sessions have been completed and the Inspector has reached a conclusion that, subject to main modifications, the plan can be found sound. The main modifications he considers necessary are currently out for consultation. Those policies / parts of policies that are not subject to any proposed main modifications should now be afforded considerable weight. Where specific parts of a policy are subject to main modifications, then further consideration should be given as to the extent to which those modifications would, if accepted, impact upon the assessment of the proposal. If it would result in a different conclusion being reached then these specific parts of the policies should be given moderate weight given the level of uncertainty that these will still be recommended by the Inspector in his final report. Considerable weight should be afforded to the LPDMP policies which are relevant to this report, as set out below:

Policy D16: Designated heritage assets

Policy D17: Listed buildings

Guildford Borough Local Plan 2003 (as saved by CLG Direction 24 September 2007):

Policy HE4 New development which affects the setting of a listed building

Planning considerations

The main planning considerations in this case are:

- heritage assessment

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, that 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 22/P/01336, 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.

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 therefore 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 D16 and D17 of the LPDM.