App No: 14/P/01520  Type: L  8 Wk Deadline: 23/10/2014
Appn Type: Listed Building Consent
Case Officer: John Busher
Parish: Holy Trinity  Ward: Holy Trinity
Agent: Mrs Jones  Applicant: Mrs Creedy
PWJ Architects
The Great Barn
Smithbrook Barns
Cranleigh
Surrey
GU6 8LH
Ferntower Properties Ltd
32 Fort Road
Guildford
Surrey
GU1 3UY

Location: 14 Quarry Street, Guildford, GU1 3UY
Proposal: Listed Building Consent for change of use from offices to nine individual flats, together with internal alterations and modifications to existing fenestration and creation of new refuse and cycle store, following demolition of existing single storey extension.

This application has been referred to the Planning Committee as the applicant is a borough Councillor.

Site description

The site is located in the Guildford urban area within the Town Centre Conservation Area. The building is grade II listed and is sited on a plot which displays a sharp fall in height from west to east. This means that the building presents three storeys to Quarry Street and four storeys to the rear facing Millbrook, meaning it is prominent in both streetscenes. Although the building is currently vacant, its last use was as an office.

Quarry Street comprises a mixture of buildings and uses, with generally commercial / offices / retail at ground floor level with office or residential on the levels above. There have been a number of applications in recent months for similar changes of use. These have been supported.

Proposal

Listed Building Consent for change of use from offices to nine individual flats, together with internal alterations and modifications to existing fenestration and creation of new refuse and cycle store, following demolition of existing single storey extension.

Relevant planning history

13/P/01049 - Change of use from offices to two residential dwellings. Approved.

13/P/01050 - Listed Building Consent for change of use from offices to two residential dwellings together with internal alterations including new staircase, internal partitions and repairs and refurbishments. Approved.

14/P/01519 - Change of use of office building to form nine individual flats, together with alterations to fenestration and provision of new refuse and cycle store, following demolition
of existing single storey rear extension. This application is reported elsewhere in this agenda.

A number of listed building applications have been submitted in the 1990’s and before this there are a number of applications dating to the 1980’s and 1960’s.

Consultations

**Guildford Society:** The Society objects to the application.
- no objection in principle to the conversion of this property into flats
- concerned about the arrangements for the disposal of refuse which appear to be inadequate;
- possible inadequacy of light to certain rooms which are proposed for use as bedrooms; and
- the Society considers that conversion of the property to nine flats may be too many and suggest a lower number of units might be considered.

Planning policies

The following policies are relevant to the determination of this application.

**National Planning Policy Framework (NPPF)**
Chapter 12 - Conserving and enhancing the historic environment

**Guildford Borough Local Plan 2003 (as saved by CLG Direction 24 September 2007):**
HE1 Proposals Which Affect Listed Buildings
HE2 Changes of Use of Listed Buildings

Planning considerations

The main planning considerations in this case are:

- the impact of the development on the listed building

The impact of the development on the listed building

Although the property is grade II listed, the original interior of the building has been largely removed by previous occupiers and therefore, there is little historical or architectural detailing inside which needs to be protected. The main significance of the building is its external appearance.

Externally, the proposal includes a number of minor alterations and additions to the building. On the front elevation, two additional dormer windows are proposed which would exactly match the size and design of the existing dormer windows on the front elevation. The proposed dormer windows would balance the roof of the building and would not result in any harm to the listed building.

A variety of fenestration changes are proposed to both the front and rear elevations. The existing rear elevation comprises a wide variety of styles and sizes which produces an elevation which appears slightly haphazard. The proposal would result in a more symmetrical, balanced appearance. In addition, the existing single glazing is also to be replaced with 12mm slimlite double glazed units, which the Council’s Conservation Officer raises no objection to.
A number of internal alterations are proposed which include the removal of modern stud walls, and the rear staircase, which is also not original to the building. This would be replaced with a new central staircase inside the front door, which would lead from the lower floor to the upper levels. The existing staircase from the lower ground floor to the basement would be retained. The Council’s Conservation Officer has reviewed the application and is satisfied that the internal works would not have a material impact on the significance of the listed building and as such no objections have been raised to the proposal.

The building has a large terraced garden area, which runs from the rear of the building down to Millbrook. The proposed plans show that, apart from the installation of decorative railings on one of the external staircases, no changes are proposed to this area. Also to the rear an existing single storey flat roof addition, which is unsympathetic to the building would be demolished. This area would then be used for bicycle storage and is considered to be a positive element of the proposal.

Overall, the external changes proposed to the building would improve its character and appearance. As the building has little historical or architectural quality internally, the proposed changes to the inside of the property would not result in any harm to its significance. The objections received which note that the proposal represents an overdevelopment of the building have been noted. However, from a listed building and conservation perspective, the proposal results in no harm to the significance of the building and therefore, there is no justifiable reason to object to the provision of nine apartments in these circumstances.

As such, the proposal is deemed to be compliant with policies HE1 and HE2 of the saved Local Plan and chapter 12 of the NPPF.

Conclusion

Overall, the proposal would not result in any harm to the significance of the listed building, indeed, some of the changes and alterations would improve its external appearance. In addition, the proposed change of use would secure what is currently a vacant premises well into the future, preserving its significance. The proposal is therefore deemed to be compliant with the Local Plan and the NPPF.

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.


2. Prior to the commencement of development hereby permitted, a schedule, samples and details of the following proposed internal and external works shall be submitted to and approved in writing by the Local Planning Authority. These are to include the:

   a) retention and refurbishment of the original windows, including the means of secondary double glazing to include large scale drawings at 1:20 and showing framing, glazing bars and means of opening, materials and finishes;
b) new and replacement windows to include large scale drawings at 1:20 and showing framing, glazing bars and means of opening, materials and finishes;
c) schedule of repairs and drawings as may be required for the refurbishment of the building to include elevations, roof, stacks, external staircases, terracing and joinery;
d) joinery details to be provided to cover, staircases and doors etc.

The development shall be completed in accordance with the approved details

Reason: To ensure that the internal and external appearance of the listed building is satisfactory.

3. The external finishes of the development hereby permitted, including making good to the retained fabric, shall match in material, colour, size, style, bonding, texture and profile those of the existing building.

Reason: To ensure that the external appearance of the building is satisfactory.

4. The existing garden and terrace areas shall not be subdivided, unless otherwise agreed in writing by the local planning authority.

Reason: To safeguard the setting of the listed building.

Informatives:

1. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, Guildford Borough Council takes a positive and proactive approach to development proposals focused on looking for solutions. We work with applicants in a positive and proactive manner by:

   • offering a pre-application advice service
   • updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions

In this instance the applicant entered into pre application discussion and submitted the scheme that was agreed. No further changes were sought throughout the application process.

2. If you need any advice regarding Building Regulations please do not hesitate to contact Guildford Borough Council Building Control on 01483 444545 or buildingcontrol@guildford.gov.uk

3. The development hereby permitted shall be carried out in accordance with the following approved plans: 16962161; 16962011; 16962010; 16962020; 16962111B; 16962210C; 16962160A; 16962163A; 16962220A and 16962162A received on 12.08.14.