

Miss J Clarke
Scott Brownrigg
St Catherine's Court
46-48 Portsmouth Road
Guildford
Surrey
GU2 4DU

Matthew Evans
Head of Planning Services

Fax No: 01483-523118

When calling please ask for: Contact:
Planning Enquiry Team

Direct line: 01483 523583

Calls may be recorded for training or
monitoring

13/09/2011

THE PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
(as amended)
WA/2011/1215

Waverley Borough Council as Local Planning Authority under the provisions of Part I of The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), **DO HEREBY GRANT** Listed Building Consent for the works specified in the form of application deposited by you with the Council on 15 July 2011 and described in the First Schedule, subject to the provisions of Section 18 of the above Act, and the conditions specified in the Second Schedule.

NOTE: The effect of Section 18 of The Planning (Listed Building and Conservation Areas) Act 1990 (as amended) is that the development for which permission is hereby granted shall be begun not later than the expiration of three years beginning with the date of this consent.

FIRST SCHEDULE

Listed Building Consent for demolition of the attached Redgrave Theatre, conversion of Brightwell House to form 2no. restaurant units. Works to include single/two storey extensions to the north and west (containing additional ground floor restaurant space, kitchen areas, stores, toilets, staircase and plant room and first floor kitchens, stores, staff wc and plant room). Works to existing house to include reinstatement of 3no. original hipped roofs and rooflight to the north elevation and hipped roofs over the existing bay windows and reinstatement of the glazed canopy in the southern elevation. Reinstatement of original chimneys, internal fireplaces and staircase. Partial unblocking of a first floor window on the west elevation. Removal of later partition walls and ground floor toilet; new openings through to first floor extension, installation of servery. Some blocking in of existing internal openings. Demolition of boundary walls, toilet block and cottage (as amplified by email dated 13/09/2011).
Brightwell House, East Street, Farnham

SECOND SCHEDULE

1. Condition

Before the relevant work begins, detailed plans and information in respect of the following shall be submitted to and approved in writing by the Planning Authority. The work shall be carried out in full in accordance with such approved details:

- (a) joinery at a scale of 1:5
- (b) sections through roof ridge, hips, valleys, eaves & verges at a scale of 1:5
- (c) internal drainage routes, noting all necessary cutting, chasing and other alteration to historic fabric at a scale of 1:5
- (d) samples of external materials and surface finishes..
- (e) schedule of all doors, windows, joinery, fireplaces, decorative plasterwork and other architectural features that are to be altered, relocated, concealed or removed, fully describing the work proposed.

Reason

To ensure that special regard is paid to the interests of protecting the special character and architectural integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. Condition

Before any work begins details of the following steps in relation to the retained portion of Brightwell House shall have been submitted to and approved in writing by the Planning Authority and then undertaken to secure the safety and stability of that part of the building to be retained. Such steps to relate to:

- (a) strengthening any wall or vertical surface
- (b) support for any floor, roof or horizontal surface, and
- (c) provision of protection for the building against the weather

Reason

To ensure that special regard is paid to the interests of protecting the special character and architectural integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

3. Condition

The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been awarded and planning permission has been granted for the redevelopment for which the contract provides. A copy of this contract shall be submitted to the Planning Authority for verification before any works commence.

Reason

To ensure that premature demolition does not take place and that a derelict site does not detract from the special character of the area.

4. Condition

Before any work begins, a building record and analysis of the basement / cellar shall be made by a suitably qualified person approved by the Local Planning Authority. A copy of the information shall be offered for deposit with Farnham Museum or The Surrey History Centre.

Reason

To ensure that special regard is paid to the interests of protecting the special character and architectural integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

5. Condition

Before any works begins, a specification for the protection and future maintenance of the basement / cellar must be submitted to, and approved in writing by, the Local Planning Authority. The approved measures must thereafter be fully implemented. They must cover the structural protection of the basement / cellar during adjacent ground works, the permanent protection of surviving cellar doors, provision of ventilation to the basement / cellar, the installation of access for future access for inspection and maintenance.

Reason

To ensure that special regard is paid to the interests of protecting the special character and architectural integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

6. Condition

The drawing numbers relevant to this decision are 13512 TPN-D12-002-A (Existing Ground Floor Plan), 13512 TPN-D12-004-A (Detailed Proposed Floor Plans), 13512 TPN-MP-070 (Demolitions Site Plan Revised), 13512 TPN-MP-071 (Brightwell House Revised Site Location Plan Listed Building Application), 13512 TPN-MP-071 (Brightwell House Survey Information), 13512 TPN-D12-010-A (Brightwell Cottages Existing Drawing), 13512 TPN-D12-012 (Brightwell Public Toilet Existing Drawing), 13512 TPN-D12-013 (Listed Building Application Existing Boundary Walls), 13512 TPN-D12-014 (Listed Building Application Existing Boundary Walls), 13512 TPN-D12-050 (Proposed Detailed Elevations), 13512 TPN-D12-051 A (Existing Elevations), 13512 TPN-D12-052 (South Elevation In Context), 13512 TPN-D12-053 (East Elevation In Context), 13512 TPN-D12-054 South & West Sections Showing Setting), 13512 TPN-D12-055 (North Elevation In Context), 13512 TPN-D12-056 (Strip Elevations), 13512 TPN-D12-057 (West Elevation In Context), 13512 TPN-MP-041 (Master Plan), 13512 TPN-D12-001 (Proposed Floor Plans), 13512 TPN-D12-003 (Existing First Floor Plan), 13512 TPN-D12-005 (Plan Showing Historic Development) and 13512 TPN-D12-007 A (Demolition within Listed Building Curtilage). The development shall be carried out in accordance with the approved plans. No material variation from these plans shall take place unless otherwise first agreed in writing with the Local Planning Authority.

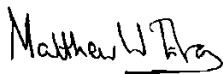
Reason

In order that the development hereby permitted shall be fully implemented in complete accordance with the approved plans and to accord with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

SUMMARY OF REASONS FOR GRANTING LISTED BUILDING CONSENT

The consent hereby granted has been assessed against the following Development Plan policies:, Policies HE1, HE3 and HE5 of the Waverley Borough Local Plan 2002, Policies BE6 of the South East Plan 2009 (subject to the letter to Chief Planning Officers from the Secretary of State dated 27/5/10 regarding abolition of Regional Spatial Strategies), the Farnham

Design Statement 2010 and material considerations including PPS5 - Planning for the Historic Environment 2010, the Draft National Planning Policy Framework 2011 and third party representations. The principle of the proposed works and demolition has been established by the extant WA/2008/0280 Listed Building Consent, which is a highly material consideration when determining this application. An assessment, which takes into account the minor changes to the proposal in comparison with the extant scheme, concludes that there have not been any changes in circumstances to warrant making a different decision on this current application compared to the WA/2008/0280 decision. The proposal would satisfactorily preserve and enhance the special historic interest of the building and the new work is appropriate to its character in terms of its siting, style, scale, height and massing. It has been concluded that the consent would not result in any harm that would justify refusal in the public interest.



Matthew Evans
Head of Planning Services

LBCON

WA/2011/1215

If the applicant is aggrieved by the decision of the Local Planning Authority to grant consent subject to conditions, an appeal may be made to the Secretary of State for the Transport, Local Government and the Regions. Any appeal should be made within six months of the date of this notice. Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.