

**WA/2024/00291** – Application under regulation 13 for Listed Building Consent for external repairs including alterations to parapet wall. at FARNHAM MUSEUM (Willmer House) 38 WEST STREET FARNHAM GU9 7DX

Applicant: Mrs Charlotte Hall - Waverley Borough Council  
Parish: Farnham  
Ward: Farnham Castle  
Case Officer: Dana Nickson  
Neighbour Notification Expiry Date: 08/03/2024  
Extended Expiry Date: 15/05/2024  
Committee Meeting Date: Planning Committee 08/05/2024

RECOMMENDATION That, subject to conditions and referral to the Secretary of State WBC REG 13 LISTED BUILDING CONSENT BE GRANTED

## 1. Site Description

The application site relates to Willmer House which is a building owned by Waverley Borough Council and currently used as Farnham Museum, located on the southern side of West Street, in Farnham. Willmer House is a Grade 1 listed building and was first listed in 1950. The building was constructed in 1718 and is a very fine example of a provincial townhouse designed and built to the highest of standards. The house is three storey in height plus a basement. Its principal elevation faces West Street and is a highly refined composition of soft red cut and rubbed gauged brickwork constructed as a composite solid masonry wall with gauged bricks facing outward and standard bricks for the remaining wall thickness.

## 2. Proposal

Application under regulation 13 for Listed Building Consent for external repairs including alterations to parapet wall. The façade is in a poor condition with the cornice, parapet and second floor window heads in a highly vulnerable condition and intervention is required to prevent unpredictable loss.

Listed Building Consent is sought for the following works:

1. Façade cleaning
2. Rebuild the parapet wall
3. Install new sandstone coping
4. Replace the brick cornice
5. Rebuild the second floor window arches
6. Replace cement mortar repairs
7. Replace localised damaged gauged bricks
8. Fill fractures through brickwork
9. Refill deeply eroded gauged brick mortar joints
10. Repairing the redecorating timber sash windows
11. Repairing timber main entrance door

12. Removing paint coating in Portland stone window cills and the main entrance doorway
13. Repair and conserve lead downpipes and replace damaged cast iron elements

### 3. Relevant Planning History

<b>Reference</b>	<b>Proposal</b>	<b>Decision</b>
WA/2007/0919	Consultation under Regulation 13 for Listed Building Consent to demolish and re-build part of a garden wall.	WBC REG 13 Consent Granted 18/07/2007
WA/2007/0918	Consultation under Regulation 3 for the erection of a replacement garden gallery building and garden wall.	WBC REG 3/4 Granted 14/06/2007
WA/1995/1050	Consultation under Regulation 13 - Application for Listed Building Consent for erection of a garden gallery, conservatory, covered walkway and extension to coach house (as amplified by letter dated 19/9/95 and amended by plan received 28/9/95).	Consent Granted 13/11/1995
WA/1995/1049	Consultation under Regulation 3 - Erection of a garden gallery, conservatory, covered walkway and extension to coach house, together with new garden layout (as amplified by letter dated 19/09/95 and amended by plan received 28/09/95).	Deemed Consent 15/11/1995
WA/1992/0052	Application for Listed Building Consent for interior and exterior repairs and renovation.	Consent Granted 03/04/1992
WA/1991/0939	Application for Listed Building Consent for internal and external refurbishment.	Withdrawn 12/05/1992
WA/1991/0182	Application for Listed Building Consent for refurbishment and repair of east wall	Consent Granted 03/07/1991

### 4. Relevant Constraints

Grade I Listed Building  
Farnham Conservation Area  
Farnham Neighbourhood Plan

### 5. Relevant Development Plan Policies and Guidance

- Waverley Borough Local Plan (Part 1): Strategic policies and sites (adopted February 2018): HA1
- Waverley Borough Local Plan (Part 2): Site Allocations and Development (adopted March 2023): DM20
- Farnham Neighbourhood Plan 2013-2032/ Godalming Neighbourhood Plan (made August 2019): FNP2

Other guidance:

- The National Planning Policy Framework (updated December 2023) (NPPF)
- The National Planning Practice Guidance (updated November 2023) (NPPG)
- The Planning (Listed Buildings and Conservation Areas) Act 1990
- Farnham Design Statement (2010)
- National Design Guide (2019)

## 6. Consultations and Town/Parish Council Comments

<b>Consultee</b>	<b>Comments</b>
WBC Heritage	No objection subject to condition
Historic England	No comments
Joint Committee of the National Amenity Society	No response received to date
Farnham Town Council	Support

## 7. Representations

None received.

## 8. Planning Considerations:

### 9. The Impact of the Development upon the Grade I Listed Building

This is an application for listed building consent. Accordingly, the only consideration is whether any of the works proposed are likely to affect the architectural character of a building or its or historic interest. Whilst the site is located within the Farnham Conservation Area, the impact on the conservation area is not a consideration under this application.

Section 16 of the Planning (Listed Buildings and Conservations Areas) Act 1990 states that in considering whether to grant listed building consent for any works, the local planning authority 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.

The NPPF (2023) (as amended) attaches great importance to the conservation and enhancement of the historic environment. Paragraph 205 states that when considering the impact of a proposed development on the significance of a designated heritage asset, 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 application of the statutory duties within Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 combined with the guidance contained in the NPPF 2023 means that when harm is identified, whether that be less than substantial or substantial harm, it must be given considerable importance and great weight.

Paragraph 207 of the NPPF (2023) states that where a proposed development would lead to substantial harm to a designated heritage asset, local planning authorities

should refuse consent, unless it can be demonstrated that the substantial harm is necessary in order to achieve substantial public benefits that outweigh that harm.

Policy HA1 of the Local Plan (Part 1) 2018 outlines that the Council will ensure that the significance of heritage assets are conserved or enhanced to ensure the continued protection and enjoyment of the historic environment.

Wilmer House is a three storey building of five by three bays with giant rusticated Doric pilasters at the end and thick bolection-moulded surrounds to the windows. It was built for John Thorne, a hop merchant, in 1718. It is now in use as Farnham Museum. Its elegant façade of gauged brickwork is of exceptional quality and is a rare example of a building façade built entirely from gauged bricks. It is a very good example of an early Georgian house, elegant in design with good symmetry, proportion, with informed and balanced use of architectural detailing.

The repair works have been well-considered and are in line with conservation principles. The significant decay and failure to the cornice means that both the parapet and cornice need to be dismantled, this is considered the best approach as it maintains architectural integrity, long term durability and is sustainable conservation. Any changes to the existing design, materials or techniques are made to ensure the long term durability of the building or to correct later repairs.

In light of the above, it is considered that the proposal would cause no harm to the Grade I Listed Building, subject to a condition being imposed ensuring the materials to be used shall be as specified in paragraphs 4.82 - 4.96 of the Design & Access Statement . As no harm has been identified, it is not necessary to weigh up the public benefits.

The proposal would therefore be in accordance with Section 16 of the Planning (Listed Building and Conservation Areas) Act 1990, Policy HA1 of the Local Plan (Part 1) 2018, Policy DM20 of the Local Plan (Part 2) 2023, Policy FNP2 of the Farnham Neighbourhood Plan 2017 (and subsequent 2019 review) and the NPPF 2023.

## 10. Conclusion

In light of the above analysis, the proposal is not considered to result in harm to the Grade I Listed Building.

### **Recommendation**

That following consultation with the Secretary of State LISTED CONSENT BE GRANTED subject to the following conditions:

#### 1. Condition:

The plan numbers to which this permission relates are:

- Location Plan (1:1250)
- Proposed Details – Cornice and Parapet Elevation and Section (1:10, drawing no. 2023-009-PR-ELV-01 Rev.00)
- Proposed Details – Cornice and Parapet Elevation and Plan (1:20, drawing no. 2023-009-PR-PLN-01 Rev.00)

- Proposed Details – Cornice and Parapet Sectional Elevations S1 and S2, Sheet 1 of 2 (1:5, drawing no. 2023-009-PR-SEC-01 Rev.00)
- Proposed Details – Cornice and Parapet Sectional Elevations S3 and S4, Sheet 2 of 2 (1:5, drawing no. 2023-009-PR-SEC-02 Rev.00)
- Proposed Details – Comparison of Existing with Proposed – Sheet 1 of 2 (1:10, drawing no. 2023-009-PR-COMP-01 Rev.00)
- Proposed Details – Comparison of Existing with Proposed – Sheet 2 of 2 (1:10, drawing no. 2023-009-PR-COMP-02 Rev.00)
- Proposed Details – Cornice and Parapet Setting Out – Drawing 1 of 10 (1:20, drawing no. 2023-009-PR-SET-CP-01 Rev.00)
- Proposed Details – Cornice and Parapet Setting Out – Drawing 2 of 10 (NTS, drawing no. 2023-009-PR-SET-CP-02 Rev.00)
- Proposed Details – Cornice and Parapet Setting Out – Drawing 3 of 10 (NTS, drawing no. 2023-009-PR-SET-CP-03 Rev.00)
- Proposed Details – Cornice and Parapet Section 1 - Setting Out – Drawing 4 of 10 (1:5, drawing no. 2023-009-PR-SET-CP-04 Rev.00)
- Proposed Details – Cornice and Parapet Section S2 - Setting Out – Drawing 5 of 10 (1:5, drawing no. 2023-009-PR-SET-CP-05 Rev.00)
- Proposed Details – Cornice and Parapet Section S3 - Setting Out – Drawing 6 of 10 (1:5, drawing no. 2023-009-PR-SET-CP-06 Rev.00)
- Proposed Details – Cornice and Parapet Section S4 - Setting Out – Drawing 7 of 10 (1:5, drawing no. 2023-009-PR-SET-CP-07 Rev.00)
- Proposed Details – Cornice Profile – Full Size Setting Out – Drawing 8 of 10 (1:1, drawing no. 2023-009-PR-SET-CP-08 Rev.00)
- Proposed Details – Parapet Profile (lower half) – Full Size Setting Out - Drawing 9 of 10 (1:1, drawing no. 2023-009-PR-SET-CP-01 Rev.00)
- Proposed Details – Parapet Profile (upper half) – Drawing 10 of 10 (1:1, drawing no. 2023-009-PR-SET-CP-10 Rev.00)
- Proposed Details – Cornice Brick Profiles – Drawing 1 of 5 (1:1, drawing no. 2023-009-PR-PRO-CP-01 Rev.00)
- Proposed Details – Cornice Brick Profiles – Drawing 2 of 5 (1:1, drawing no. 2023-009-PR-PRO-CP-02 Rev.00)
- Proposed Details – Cornice Brick Profiles – Drawing 3 of 5 (1:1, drawing no. 2023-009-PR-PRO-CP-03 Rev.00)
- Proposed Details – Parapet Brick Profiles – Drawing 4 of 2 (1:1, drawing no. 2023-009-PR-PRO-CP-04 Rev.00)
- Proposed Details – Parapet Brick Profiles – Drawing 5 of 5 (1:1, drawing no. 2023-009-PR-PRO-CP-05 Rev.00)
- Construction Details – Cornice and Parapet Elevations – Sheet 1 of 2 (1:10, drawing no. 2023-009-PR-ELV-CP-01 Rev.00)
- Construction Details – Cornice and Parapet Elevations – Sheet 2 of 2 (1:10, drawing no. 2023-009-PR-ELV-CP-02 Rev.00)
- Cornice Construction Details – Brick Course C1 – Sheet 1 of 2 (1:10, drawing no. 2023-009-CO-C-D-C1-01 Rev.00)
- Cornice Construction Details – Brick Course C1 – Sheet 2 of 2 (1:10, drawing no. 2023-009-CO-C-D-C1-02 Rev.00)
- Cornice Construction Details – Brick Course C2 – Sheet 1 of 2 (1:10, drawing no. 2023-009-CO-C-D-C2-01 Rev.00)
- Cornice Construction Details – Brick Course C2 – Sheet 2 of 2 (1:10, drawing no. 2023-009-CO-C-D-C2-02 Rev.00)
- Cornice Construction Details – Brick Course C3 – Sheet 1 of 2 (1:10, drawing no. 2023-009-CO-C-D-C3-01 Rev.00)



- Parapet Construction Details – Brick Course P8 – Sheet 2 of 2 (1:10, drawing no. 2023-009-CO-C-D-P8-02 Rev.00)
- Parapet Construction Details – Brick Course P9 – Sheet 1 of 2 (1:10, drawing no. 2023-009-CO-C-D-P9-01 Rev.00)
- Parapet Construction Details – Brick Course P9 – Sheet 2 of 2 (1:10, drawing no. 2023-009-CO-C-D-P9-02 Rev.00)
- Parapet Construction Details – Brick Course P10 – Sheet 1 of 2 (1:10, drawing no. 2023-009-CO-C-D-P10-01 Rev.00)
- Parapet Construction Details – Brick Course P10 – Sheet 2 of 2 (1:10, drawing no. 2023-009-CO-C-D-P10-02 Rev.00)
- Parapet Construction Details – Brick Course P11 – Sheet 1 of 2 (1:10, drawing no. 2023-009-CO-C-D-P11-01 Rev.00)
- Parapet Construction Details – Brick Course P11 – Sheet 2 of 2 (1:10, drawing no. 2023-009-CO-C-D-P11-02 Rev.00)
- Parapet Construction Details – Brick Course P12 – Sheet 1 of 2 (1:10, drawing no. 2023-009-CO-C-D-P12-01 Rev.00)
- Parapet Construction Details – Brick Course P12 – Sheet 2 of 2 (1:10, drawing no. 2023-009-CO-C-D-P12-02 Rev.00)
- Parapet Construction Details – Brick Course P13 – Sheet 1 of 2 (1:10, drawing no. 2023-009-CO-C-D-P13-01 Rev.00)
- Parapet Construction Details – Brick Course P13 – Sheet 2 of 2 (1:10, drawing no. 2023-009-CO-C-D-P13-02 Rev.00)
- Parapet Construction Details – Brick Course P14 – Sheet 1 of 2 (1:10, drawing no. 2023-009-CO-C-D-P14-01 Rev.00)
- Parapet Construction Details – Brick Course P14 – Sheet 2 of 2 (1:10, drawing no. 2023-009-CO-C-D-P14-02 Rev.00)
- Parapet Construction Details – Brick Course P15 – Sheet 1 of 2 (1:10, drawing no. 2023-009-CO-C-D-P15-01 Rev.00)
- Parapet Construction Details – Brick Course P15 – Sheet 2 of 2 (1:10, drawing no. 2023-009-CO-C-D-P15-02 Rev.00)
- Parapet Construction Details – Brick Course P16 – Sheet 1 of 2 (1:10, drawing no. 2023-009-CO-C-D-P16-01 Rev.00)
- Parapet Construction Details – Brick Course P16 – Sheet 2 of 2 (1:10, drawing no. 2023-009-CO-C-D-P16-02 Rev.00)
- Construction Details – Cornice Lead Weathering (1:10, drawing no. 2023-009-CO-C-D-LD-01)
- Construction Details – Coping Lead Weathering (1:10, drawing no. 2023-009-CO-P-D-LD-01)
- Gantry, Independent, Temporary Roof and Staircase (1:50, drawing no. 8810-23-01b)
- Gantry, Independent, Temporary Roof and Staircase (1:50, drawing no. 8810-23-02b)
- Gantry, Independent, Temporary Roof and Staircase (1:50, drawing no. 8810-23-03b)
- Gantry, Independent, Temporary Roof and Staircase (1:50, drawing no. 8810-23-04b)

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 TD1 and HA1 of the Local Plan (Part 1) 2018 and Policies DM4 and DM20, of the Local Plan (Part 2) 2023.

2. Condition:

The materials to be used shall be as specified in paragraphs 4.82 - 4.96 of the Design Access and Heritage Statement prepared by Ingram Consultancy and dated February 2023, unless otherwise approved in writing by the Local Planning Authority.

Reason:

In the interest of the character and amenity of the area in accordance with Policies TD1 and HA1 of the Local Plan (Part 1) 2018 and Policies DM4 and DM20 of the Local Plan (Part 2) 2023.

**Informative:**

The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of Paragraph 38 of the National Planning Policy Framework 2023.